

Villa Fassio

Region: Siena Sleeps: 16 - 28

Overview

Villa Fassio is a 13th century independent farmhouse located in an untouched area of land, offering both comfort, luxury and the best of modern conveniences.

Perched on top of a hill in Southern Siena, Villa Fassio has 360 degree views of the surrounding Tocchi and Basso Merse Reserves.

This is a truly stunning villa with highest quality furnishings and an enormous amount of space both inside and out for guests to relax and enjoy their holiday.

Villa Fassio offers a wide range of services and amenities including yoga courses, astronomical observation, cooking courses, guided tours, a movie theater and catering service.

Of particular note are the three Roman pools along the back of the house. Each pool is maintained at a different temperature: one is hot, one is lukewarm and one is cold - a true experience for the senses. There is also a large pool in another area of the property for swimming and lounging.

Good news! For a little extra, this property can be booked as a Vill'otel

Yey! Wait... what is that?

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

What can be arranged?

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the 'Extras' tab for all the details.



Facilities

Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • All Bedrooms En-Suite • Sauna/Steam • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting



Interior & Grounds

The Villa

Villa Fassio is a farmhouse and can accommodate up to 28 people. It is composed by the main house, a guest house and a guest suite.

Main building (sleep 19)

Suite A

- Room 8 on the first floor composed by a double room with en-suite bath
- Room 9 on the second floor composed by a superior room with en-suite bathroom with shower and bath, a living room with fireplace opening onto the terrace. Accessible from the suite on the first floor and from the reception. On the first floor, there is a living area with a living room with fireplace opening onto the terrace
- Room 10 on the second floor composed by a double room with en-suite bathroom with shower and bath

Suite B

- Room 11 on the second floor composed by a double room with en-suite bathroom with shower, a living room with fireplace and access to the stairs leading to the main courtyard
- Room 12 on the second floor composed by a double room with en-suite bathroom with shower, a living room with fireplace and access to the stairs leading to the main courtyard

Suite C

- Room 5 is a double room with en-suite bathroom with shower and bath
- Room 6 a twin or double room, 4 steps lead the room to the bathroom with bath and shower
- Room 7 a double or twin room with en-suite bathroom with jacuzzi bath and shower
- Room 15 composed by a double room (single occupancy) with bathroom with shower, a small living room and entrance from outside
- Room 1 is a double room with a bathroom with shower and bath with entrance from outside

Guest House (sleep 6)

- Room 3 on the first floor composed by a double room with private bathroom with shower
- Room 2 on the first floor composed by a double room with en-suite bathroom with shower and bath
- Room 4 on the first floor composed by a double bedroom with en-suite



bathroom with shower and bath

Guest Suite (sleep 2)

- Room 14 on the first floor composed by a double room with en-suite bathroom with separate bath and shower, a living room with dining area and kitchenette

****Entrance from the courtyard*

Exterior

- Swimming pool (20 x 10 m), open from beginning of May to end of October, approximately.

- Three Roman pools (cold, tepid and warm)

- Greenhouse

- Organic garden with a covered outdoor kitchen run by the staff

- Farm

- Astronomical Observatory

Location & Local Information

Villa Fassio is located in the valleys of the Merse River, south of the province of Siena, close to Montalcino and Pienza. This beautiful region of Tuscany has something for everyone with thermal springs, extraordinary scenery, oodles of history and culture and beautiful beaches a couple of hours away. Oh, and did we mention the WINE?? Tuscany is the top Italian destination for wine buffs with an incredible number of high quality vineyards. Those seeking an active holiday will find incredible hiking and cycling paths to explore.

A short drive away...

Siena (27 km) - For those seeking fantastic food and spectacular art Siena makes a great day trip with a plethora of fabulous restaurants and Gothic architecture. Rivalling Florence for Renaissance palazzi and art, Siena's churches, galleries and museums could keep you busy for weeks.

Close Places:

- Chiusdino 25 km
- Monteroni D'arbia 24 km

Local Amenities

Nearest Airport	Florence (106 km)
Nearest Village	Monticiano (15.6 km)
Nearest Restaurant	Castello di Tocchi Hotel (650 m)
Nearest Supermarket	Coop Monticiano (12.2 km)



What Oliver loves...

- Star gazing in the observatory
- The daily maid service and breakfasts
- The outstanding amenities, this property has it all with a swimming pool, sauna, hot tubs and cinema room!

What you should know...

- You will need to rent a car with GPS to explore the area as it is not well signed
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager

Terms & Conditions

- Security deposit: €2000 paid to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. to 8.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes except air-conditioning/heating which is €180 per day, payable locally.
- Linen & towels included?: Linen & towels included in the rental price.
- Pets welcome?: Pets not allowed.
- Changeover day: Saturday.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: No smoking inside the villa.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Heating costs included?: No, extra €180 per day for heating or air-conditioning, payable locally.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi connection included.
- Pool opening dates?: The pool is open from beginning of May to end of October, approximately. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Minimum stay: 7 nights (short-breaks may be possible on request outside end June-end August).
- Pool towels included?: Yes.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.