

# Villa Dania

Region: San Gimignano **Sleeps: 13**

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## Overview

Imagine a villa in Tuscany: the verdant rolling hills, olive groves and grapevines. You're dining alfresco in a loggia perched above it all, with age old wisteria framing the view. It sounds like a fantasy, but at Villa Dania it's real. This 5 bedroom 19th century home has been lovingly restored by the owners, adding modern amenities while preserving the villa's fine historic details.

This family villa invites connection and conversation; sit with friends by the pool, under the arbor, or inside under a fresco (yes, really). All that's missing is a glass of good Tuscan wine. Thankfully that can be found in Fabbrica, a small town with groceries, cafes, restaurants, and a pharmacy within easy walking distance.

Tuscany's most important cultural centers are nearby. A trip to Volterra (25 km) is a must for any history buff. This Bronze Age settlement was one of the "twelve cities" of the Etruscan League - and remains a living museum of history, art, and architecture. You might fly into the nearest airport in Pisa, only 45 km away. Or if you're taking the train instead, you'll catch it in Pontedera (25 km), a city known for wine and chocolate production.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Ideal for Parties • Ground Floor Bed & Bath • Satellite TV • Cable TV • Bicycles Provided • Table Tennis • DVD • Working Fireplace • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa

Villa Dania can accommodate up to 13 people with 5 bedrooms and 3 bathrooms spread on two floors.

### Ground floor

- Fully equipped kitchen
- Living room with stone fireplace, sofa and armchairs
- Drawing room
- Dining room with a large crystal table
- Double/twin room
- Library
- Shower room

### First Floor

- Two double bedrooms
- Two twin/double bedrooms (extra single bed for children available)
- Bathroom with bath
- Shower room

### Exterior

- Stone floored loggia with dining and living facilities
- Garden with two imposing lime trees
- Swimming pool (salt water, 12x4m, depth 1.30mt) suitable for children, with Jacuzzi relax points
- BBQ area

### More Facilities...

- Washing machine
- Iron, ironing board
- Hairdryer
- Air conditioning throughout the villa





## Location & Local Information

Visitors to Tuscany come for many reasons. Many come in search of fine art and others to explore the extraordinary countryside. Gourmets and wine buffs descend on Tuscany to enjoy the beautiful but straightforward cuisine and wine. Walkers enjoy the mountain paths, cyclists the rolling hills, and summer vacationers the sea coast and islands. Students come to learn the beautiful Italian language and culture.

From the Etruscans to the Romans to the Renaissance, Tuscany is possibly the greatest repository of art in the world, from extraordinary paintings and sculptures to frescoes and architectural masterpieces. This captivating region is a hub of Italian life, boasting the finest dining, the most excellent wines and breathtakingly picturesque scenery.

The villa is just a short distance from the well preserved historical towns of Volterra and San Gimignano. The location of the villa is ideal for visiting the most important cultural and artistic centres of Tuscany.

Distances to the following places:

- San Gimignano 35 km
- San Miniato 29 km
- Certaldo 35 km
- Livorno 45 km
- Pisa 48 km
- Vinci 48 km
- Lucca 49 km
- Viareggio 65 km
- Pistoia 65 km
- Siena 68 km
- Florence 73 km
- Carrara 93 km
- Montalcino 106 km
- Pienza 119 km
- Arezzo 120 km
- Grosseto 120 km
- Montepulciano 125 km
- Volterra 25 km



## Local Amenities

Nearest Airport

**Pisa Airport  
(44 km)**

Nearest Airport	<b>Florence Airport (80 km)</b>
Nearest Village	<b>Fabbrica (800 m)</b>
Nearest Town/City	<b>Volterra (25 Km)</b>
Nearest Shop	<b>Shops &amp; Cafes (800 m)</b>
Nearest Supermarket	<b>Peccioli (9 km)</b>
Nearest Beach	<b>Sandy beaches (48 km)</b>

## What Oliver loves...

- The panoramic view from the private pool.
- Wonderful extras that are offered include breakfast and a welcome dinner, all payable locally.
- Not all villas in Tuscany are child friendly but this one features a nearby playground, gated grounds, bicycles, high chairs, and extra cots for little ones.
- Essentials (groceries, restaurants, cafes) are nearby in Fabbrica, walking distance from the villa.

## What you should know...

- The beautiful bathrooms must be shared - there are 3 bathrooms for up to 13 guests.
- A car is optional, but nice to have for touring the region.

# Terms & Conditions

- Security deposit: €400 payable in cash, upon arrival
- Arrival time: 4.00 pm
- Departure time: 10.00 am
- Energy costs included?: Included in the rental price
- Heating costs included?: Not included in the rental price, €3 per cubic meter
- End of stay cleaning included?: Included in the rental price
- Linen & towels included?: Linen & towels included in the rental price
- Pets welcome?: Pets are welcome with an extra charge, €50 per dog per week
- Changeover day: Saturday from June to mid-September. Flexible during any other periods.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Smoking Allowed?: No smoking inside the villa
- Other Ts and Cs: Air conditioning € 0.45 at KW
- Minimum stay: 4 nights from January to April and from October to December. 7 nights during any other periods.