

Villa Bobolino

Region: Florence **Sleeps: 4 - 6**

Overview

Villa Bobolino holds a fantastic location, situated in the hillside with panoramic views over the valley below. The villa is in a rural and private spot, surrounded by vineyards and lush olive groves, it is however less than 10-minutes from the town of Montelupo Fiorentino, where a wide range of helpful amenities can be found. The cities of Florence, Siena and Pisa are all within each reach and as a result this villa makes a fabulous base for those looking to further explore the wider Tuscany region.

The quirky villa is bursting with character and charm and can comfortably accommodate four guests, with an extra two being able to make use of the double sofa bed. On the ground floor is the kitchen and dining area, this space boasts beautiful terracotta tiled floors and traditional high beamed ceilings. Also on this level are the two double bedrooms, one boasts en-suite facilities while the other has use of the bathroom, which is just next-door to the bedroom. Heading upstairs, guests will find the impressive gallery lounge area which has been comfortably furnished with sofas, one of which can convert into a handy sofa bed and a large feature fireplace.

Outside, the private pool complete with hydro massage section is the perfect spot from which to soak up the tranquil surroundings. There is a terrace area furnished with dining facilities, excellent for those wanting to make the most of the sunshine and dine al fresco!

Please note the estate also features neighbouring Villa Majolica (details to follow soon for 2022) with its own private pool - ideal if wanting to travel with family or friends as both villas are next to each other (but with own outside space).

Facilities

Quirky • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • DVD • Working Fireplace • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

Villa Interior

Ground Floor

- Kitchen with oven, hob, microwave, dishwasher and dining facilities
- Bedroom with double bed and en-suite bathroom with shower
- Bedroom with double bed
- Bathroom with shower

First Floor

- Living room/upper gallery with double sofa bed, TV, DVD, CD, books and a fireplace

Outside Grounds

- Salt-water infinity pool with Jacuzzi (10.5 x 7.5m, depth 1,10m to 1,40m), open approximately May to end-September
- Veranda with garden furnishings and sun beds
- Al-fresco lounging area
- Dining facilities
- Landscaped gardens
- Barbecue
- Covered parking

Facilities

- Iron & ironing board
- Washing machine
- Hairdryer
- Safe
- Cots and highchair on request
- Wi-Fi



Location & Local Information

The villa is in a great location just 4km the town of Montelupo Fiorentino, famous for its high quality ceramics. Here guests will find a wide range of helpful amenities including shops, restaurants and bars. The cities of Florence, Siena and Pisa are all less than an hour away and within easy reach and as a result the villa makes the perfect base for those wishing to further explore the beautiful region.

Local Amenities

Nearest Airport	Florence (26 km)
Nearest Airport 2	Pisa (57 km)
Nearest Village	Montelupo Fiorentino (4 km)
Nearest Town/City	Empoli (6.5 km)
Nearest Restaurant	Montelupo Fiorentino (4 km)
Nearest Bar/Pub	Montelupo Fiorentino (4 km)
Nearest Supermarket	Montelupo Fiorentino (4 km)
Nearest Shop	Montelupo Fiorentino (4 km)



What Oliver loves...

- The ancient villa offers guests spectacular views over the beautiful surrounding Tuscan countryside making it the perfect place for a relaxing escape
- Excellent location overlooking charming Montelupo Fiorentino valley, close to the popular cities of Florence, Pisa and Siena
- The rustic villa has been lovingly and delicately modernised using traditional materials of local stone, exposed wooden beams and Florentine wooden floors

What you should know...

- The villa can accommodate a maximum of six guests, however two would need to make use of the double sofa bed in the living room which might not suit everyone.
- Watch this space for details on neighbouring Villa Majolica with its own private pool (due 2022) - ideal if wanting to travel with family or friends as both villas are next to each other (but with own outside space).
- It is highly recommended that you rent a car in order to explore this beautiful region.

Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.00 p.m. to 7.00 p.m.
- Departure time: By 10.00 a.m.
- Linen & towels included?: Yes. Changed weekly.
- Pets welcome?: Well behaved dogs are on request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per week will apply (payable locally). Dogs must be on a leash in all public areas as well as the garden but they are not permitted in the pool area.
- Changeover day: Saturday from April to October and during Christmas period. Flexible during the rest of the year (on request).
- Energy costs included?: Yes.
- Smoking Allowed?: Outside only.
- 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.
- Heating costs included?: Extra cost, payable locally (€6/m³). One basket of firewood is provided, additional baskets are €7 each, 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).
- Pool opening dates?: The pool is open approximately May to end-September (high and peak season). Outside of these months pool opening is on request (with at least one months notice) and subject to a fee of €200 per week, payable locally. 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 from April to October and during Christmas, 3 or 4 nights during the rest of the year (on request).
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes and weekly cleaning included. 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.
- Internet access?: Wi-Fi connection included.
- Other Ts and Cs: Cots and high chairs are available on request (free of charge).