

# Villa La Fiana

Region: San Gimignano Sleeps: 10

## Overview

Villa La Fiana is a restored ancient farmhouse that has occupied its serene position deep in the countryside between Florence and Siena for many hundreds of years. Sitting within a vast estate dotted with vineyards, olive groves and a working farm, the villa is a restful escape that offers stunning views over the Tuscan hills.

The interior of Villa La Fiana is as characterful and atmospheric as its historic exterior would suggest. Covering three floors is a series of inviting rooms that have been tastefully finished to reflect the heritage of the villa. Pieces of antique furniture and paintings with a rural theme complement the whitewashed walls, wood beams and terracotta floors to perfection.

Five elegant bedrooms sleep up to 10 people, with one bedroom featuring twin beds and each having its own bathroom. This makes Villa La Fiana ideal for a larger family group or two families. And everyone can start their day with unspoilt views as they open their windows for a breath of fresh country air first thing in the morning.

The living room is home to a large corner sofa for relaxing after days spent exploring the history, beauty and culture of the local area and beyond. One of the most striking features of the room is the grand fireplace, which can be used to make evenings watching television even cosier. On balmy evenings, open the doors that lead out to a loggia with table and chairs.

Enjoy meals in the dining room, the spacious and quirky kitchen, or outside under the cover of the main loggia. This itself is set within the expansive grounds that Villa La Fiana boasts, which also include lush gardens and a private pool. Seating areas are designed for relaxation and taking in sweeping views of the Castle of Santa Maria Novella and over to the towers of San Gimignano.

The walled medieval town of San Gimignano is just a 40-minute drive away, with the cities of Florence, Siena and Pisa all within or just over an hour's drive from the villa. All offer centuries of history, culture and art to discover; whether that's within lively piazzas, majestic churches or contemporary galleries.

For day trips further afield, head to the coast and the sandy beach at Marina di Pisa. It's also close to Natural Park Migliarino San Rossore with its pine



forests, sand dunes and range of wildlife.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens

• Wi-Fi/Internet • Air-Con • Walk to Village • <1hr to Airport • BBQ •

All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Heating

• Caretaker/Owner on Site • Cot(s) • Rural Location • Walking/Hiking Paths

• Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes •

Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors

### Ground Floor (*split-level*)

- Dining room with table for eight guests
- Kitchen with hob, oven, microwave, kettle, toaster, coffee machine, dining table for eight guests, doors to outside
- Bedroom (via three steps) with double bed, en-suite bathroom with shower and doors to garden



### First Floor

- Living room with sofa, satellite TV, fireplace, doors to loggia
- Bedroom with double bed, en-suite bathroom with shower
- Bedroom with double bed (can be separated), en-suite bathroom with bath tub and separate shower
- Small bedroom with twin beds (can be joined), en-suite bathroom with shower



### Second Floor (*low access and ceilings*)

- Bedroom with double bed (beds can be separated), en-suite bathroom with shower

## Outside Grounds

- Swimming pool (10m x 5m), fenced, open approximately May to end-September
- Covered pool-side terrace with sofa
- Garden with lawn, trees, plants, sun loungers
- Loggia with dining table for eight guests
- Outdoor shower
- Barbecue
- Vegetable garden
- Parking

## Facilities

- Wi-Fi
- Air conditioning (in bedrooms only)
- Satellite TV
- Two SONOS speakers
- Washing machine/dryer
- Dishwasher
- Fridge/freezer

- Ice maker
- Mosquito nets (bedrooms only)

# Location & Local Information

From Villa La Fiana you can reach the nearest village in around 5 minutes by car (or walk for around 15 minutes through the fields). The village is where you'll find a restaurant, pharmacy, grocery shop and post office. And not surprising for an area full of vineyards, there's also a winery where you can take a tour of the vineyards and wine cellar.

Produce grown on the 30-hectare organic farm, part of Villa La Fiana's estate, includes saffron, olive oil, honey and well-being products. Daily harvesting of the many olive trees starts in mid-October.

Historic San Gimignano is a 40-minute drive away. This medieval town is encircled by walls that date back to the 13th century and has a stunning old town to stroll around. Some of the most beautiful buildings include Torre Grossa and Duomo di San Gimignano; a 12th-century church. After you've finished sightseeing, go for a hike through the scenic countryside around the town.

Visit iconic Florence to soak up centuries of history and culture. Must-sees include the Cathedral of Santa Maria del Fiore, the fortified 13th-century Palazzo Vecchio and the Uffizi Gallery with its wealth of Renaissance art. You also can't visit the city without seeing Michelangelo's David in the Accademia Gallery.

Within an hour's drive is Siena, which is home to well-known Piazza de Campo, as well as the impressive Torre del Mangia and Piazza del Duomo. The latter is where you'll find the cathedral and Piccolomini Library. Pisa with its famous leaning tower is around a 75-minute drive away, heading towards the coast.

The coast itself is dotted with pretty beaches, with the sandy stretch at Marina di Pisa being one of the closest to the villa. It's very popular with families, with calm waters to swim in and the sand and pebble beaches sheltered by stone barriers.



## Local Amenities

Nearest Airport	<b>Florence</b> (38 km)
Nearest Airport 2	<b>Pisa</b> (78 km)
Nearest Village	(1.5 km)

Nearest Town

**Tavarnelle Val Di Pesa**  
**(7 km)**

Nearest City

**Florence**  
**(40 km)**

Nearest Restaurant

**(1.5 km)**

Nearest Bar/Pub

**Tavarnelle Val Di Pesa**  
**(7 km)**

Nearest Supermarket

**(1.5 km)**

Nearest Shop

**Tavarnelle Val Di Pesa**  
**(7 km)**

## What we love

- This historic villa sits within a vast estate, surrounded by tranquil vineyards and olive groves
- Enjoy traditional features, such as wood beams, terracotta floors and a grand fireplace
- The panoramic views from the gardens, pool and outdoor dining areas are breathtaking
- The nearest village is just a 5-minute drive away

## What you should know...

- Air-conditioning is featured in the bedrooms only - perfect for cooling down.
- Mind your head in the top-floor bedroom as this features low ceiling.
- There are steps dotted across the ground floor (including to the bedroom).
- The caretaker lives in the property behind the villa, but all the outdoor space is private to you. He will be very happy to help.
- 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: €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.30 p.m. - 7.00 p.m. (late arrival between 7.00 and 9.00 p.m. on request, subject to a €50 fee, payable locally).
- Departure time: 8.00 a.m. - 10.00 a.m. (late check-out available on request for a fee).
- Energy costs included?: 2022: Extra €250 per week, payable locally. Heating is an extra cost based on consumption (see below). 2023: Extra €300 per week, payable locally. Heating is an extra cost based on consumption (see below).
- Linen & towels included?: Yes and mid-week change of bath towels (Wednesday).
- Pets welcome?: Not allowed.
- Changeover day: 2022: Saturday from approximately end of April to mid-December. Flexible during all other periods. 2023: Saturday from June to end-September and flexible during all other periods.
- End of stay cleaning included?: Extra €300, payable locally and 2hr mid-week clean included on a Wednesday (plus 4hrs on a Saturday for stays of more than one week). 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?: Outside only.
- 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.
- Minimum stay: 2022: 7 nights. 2023: 4 nights from January to June and September to December. 7 nights during all other periods.
- Heating costs included?: Heating and wood are at an extra cost based on consumption, payable locally.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open from approximately beginning-May to end-September. 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.
- Other Ts and Cs: A cot or extra bed is available at an additional €500 per week, payable locally.
- Other Ts and Cs: Weddings and other special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Air-conditioning is featured in the bedrooms only (charges apply - see Energy Costs) and must be requested in advance.
- Other Ts and Cs: If there are more than 3 children in your party, please enquire to check whether your reservation will be accepted.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.
- 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.