

# Villa Arbor Fici

Region: Siena Sleeps: 14

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## Overview

Appreciate the glorious scenery of southern Tuscany from your infinity swimming pool and gardens during your stay at Villa Arbor Fici, a charmingly renovated farmhouse south of Siena.

Dating back to the 17th century, Villa Arbor Fici epitomises the character of Tuscany with its rural setting, wonderful interiors and warm hospitality with daily breakfast included. The hearty kitchen features a wood-burning fire whilst the inviting living room is the perfect place to share a bottle of Chianti with loved ones. A second air-conditioned lounge upstairs means even more space to socialise whilst five delightful en suite bedrooms have been elegantly furnished with Tuscan charm. A separate annexe offers two further bedrooms and shower rooms, allowing this gorgeous abode to sleep up to 14 guests.

Across the extensive gardens there is space for everyone to relax in tranquil surroundings. Sip your morning coffee by the wisteria or trailing roses, enjoy a glass of chilled wine in the shade of the upper terrace, then come together for feasts by the pizza oven in the spacious courtyard. Follow the stone steps down to the swimming pool, perfectly positioned for mesmerising views over the Tuscan landscapes of rolling hills and forests.

In a remote and beautiful setting, where deer roam free and truffles can be found amongst the ancient oaks, this rural idyll is ideal for discovering the authenticity of this wonderful region. Head out for long walks in the countryside across the estate and beyond, even a local nature guide can be organised to accompany you. Pass old mills as far as a medieval castle, look out for kingfishers by the nearby river and enjoy picnics with stunning views or perhaps even a summer swim.

Explore a little further afield with the great city of Siena just 25km away whilst idyllic hilltop villages such as Montalcino, Montepulciano and Pienza can also be visited for lovely days out.

Head to the vineyards of Chianti, the belltowers of San Gimignano or even the piazzas of Florence. That's if you have time with so much natural beauty on your doorstep to discover in this captivating part of southern Tuscany.



## Facilities

Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con •  
Pets on Request • Walk to Restaurant • BBQ • Hairdryer • Satellite TV •  
Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) •  
Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby •  
Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages

# Interior & Grounds

## Main Villa Interiors (349m2)

- Living area with fireplace
- Dining area
- Kitchen, well-equipped including fireplace, oven, microwave, fridge-freezer, dishwasher, kettle, Italian moka, American coffee machine, toaster, blender
- 2 x bedrooms with double bed
- 3 x bedrooms with double/twin bed
- 3 x bathrooms with shower (all en suite)
- 2 x bathrooms with bath and shower (both en suite)

## Annexe Interiors

### Ground Floor

- Open-plan living area with kitchen-diner. Doors lead to terrace for al-fresco dining

### First Floor (via open tread stairs leading to mezzanine hallway)

- Bedroom with double bed
- Bedroom with twin bed
- Two bathrooms with shower (one en suite)

## Outside Grounds

- Swimming pool (4.5x13m, depth: 0.5-1.7m) open approximately June to end-September
- Poolside terrace with sun loungers and parasols
- Al-fresco lounge
- Courtyard with covered al-fresco dining area and pizza oven
- Gardens/grounds (some terraced levels)
- Pond
- Covered parking (4 bays) and outdoor parking elsewhere

## Facilities

- Wi-Fi
- Air-conditioning (bedrooms and upstairs lounge)
- Heating
- Fireplaces
- Satellite TV
- Jacuzzi bath (one of the bedrooms)
- Hairdryer



- Mosquito nets (bedrooms/bathrooms)
- Ironing facilities
- Washing machine (main house and annexe) and dryer
- Barbecue



## Location & Local Information

Villa Arbor Fici is situated in the rural heart of southern Tuscany, in the forested hills south of Siena. It is set by itself in an elevated position yet is part of a vast estate which also features a hamlet with a collection of farmhouses and restaurant around 1km away.

In this remote setting, deer roam free and autumn truffles can be found in the vast forests surrounding this holiday home with ancient oaks, cypress trees and pines. There are walks starting from your doorstep and a personal guide can be arranged to make the most of the flora and fauna of this fascinating area. Enjoy picnics by the River Merse where it's even possible to swim on summery days or continue further for long hikes through the beautiful Val di Merse. This region also offers great cycling opportunities following the quiet lanes across the valley and bike hire can be arranged by the owners.

Golf lovers take note that the Royal La Bagnaia Golf Course is a short distance away, designed by Robert Trent Jones Jnr and with the most glorious Tuscan views.

Drive further to come across stunning abbeys and castles amongst the hills to the north or discover the glorious landscapes of 'Crete Senesi' around 40km to the east with the incredible Site Transitoire sculpture and abbey at Monte Oliveto Maggiore.

Then there's the idyllic Tuscan villages, towns and cities to explore. Start off in nearby Siena, 25km away, a city known for its historic charm and beauty. With its medieval architecture, famous Piazza Il Campo and incredible Duomo, you will yearn to return again and again. Explore its narrow lanes coming across wonderful restaurants and characterful cellar bars or follow routes off the tourist trail for hidden gems and amazing views.

The Chianti vineyards can also be visited in a day or head towards Montepulciano, about an hour away, with its Renaissance palaces and VINO Nobile wineries. Other gorgeous villages around an hour by car include San Gimignano, Montalcino and Pienza or you could even head as far as the artistic Tuscan cities of Florence (88km) and Arezzo (80km).

## Local Amenities

Nearest Airport	<b>Florence (95km)</b>
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Nearest Airport 2	<b>Perugia (127km)</b>
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Nearest Airport 3	<b>Pisa (135km)</b>
Nearest Train Station	<b>Siena (25km)</b>
Nearest Restaurant	<b>Owner's estate (1km)</b>
Nearest Village	<b>(7km)</b>
Nearest Supermarket	<b>Local village (7km)</b>
Nearest Golf	<b>Royal Golf La Bagnaia (6km)</b>
Nearest Town/City	<b>Siena (25km)</b>

## What we love

- A wonderfully restored 17th century farmhouse with such characterful surroundings
- The views of the hills just south of Siena from the infinity swimming pool are so beautiful
- Take long walks from your doorstep and come across ancient oaks, free roaming deer and kingfishers by the river
- Experience the warm hospitality of the estate's owners and staff with daily breakfast and a concierge service included
- Visit the artistic city of Siena, the vineyards of Chianti and other idyllic hilltop villages across Tuscany

## What you should know...

- There are five bedrooms in the main villa and two in a separate annexe.
- Air-conditioning is featured in all bedrooms and the upstairs lounge only.
- With the beautiful gardens on different levels, younger guests will need supervising when playing outside.
- For smaller groups, a lower rate is available excluding the annexe, on request only and only during the low season – please enquire.
- Part of a vast estate, the owners also feature a hamlet with farmhouses and a restaurant around 1km away - sometimes used for weddings or events. Please enquire for further details.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 5pm - 8pm
- Departure time: By 10am
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, plus a mid-week change.
- Pool towels included?: Yes.
- 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights (high season) or 3 nights on request in low and mid season (special conditions apply, please enquire).
- Pets welcome?: On request only (small pets) and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Pool opening dates?: The pool is open approximately June 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.
- 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.
- Internet access?: Wi-Fi internet access included.
- 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: Air-conditioning is featured only in the upstairs lounge and all bedrooms.
- Other Ts and Cs: A cot and highchair are available on request subject to a charge of €30.00 per week, payable locally.