

# I Tebaldi

Region: Chianti & Arezzo Sleeps: 18

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## Overview

Immersed in glorious Tuscan landscapes, set in a vast 300-hectare estate of woodland and rolling fields, I Tebaldi is a magnificent villa just half an hour from the artistic city of Florence, very close to The Mall and other designer outlets selling luxury brands.

Originally the site of a 16th century historic home, the current owners have spent many recent years reconstructing and restoring I Tebaldi to its former glory. Furnished in a classic yet refined style, great attention to detail has been paid to the atmosphere of this relaxing home where the views of the surrounding scenery are wonderful. Unwind under the characterful arches in the living space, dine looking out to captivating valley vistas and prepare feasts in the brilliantly equipped kitchen, also ideal for cookery classes or a private chef. Upstairs, five air-conditioned bedrooms feature mini-bars, safes and satellite TV as well as elegant en suite shower rooms.

Just adjacent to the villa, the barn has also been attractively restored with oak parquet flooring and wood beams painted white to exude a fresh yet characterful ambience. Over two floors, three further en suite bedrooms, all with air-conditioning, allow up to 16 guests to stay across this grand abode.

Enjoy yet more remarkable landscapes from the upper garden terrace, perfect for al-fresco dining or just admiring the Tuscan views whilst pretty steps lead down to the enticing salt-water swimming pool which can be heated on request. Look out towards the olive trees scattered on the lawns as you relax on the sun-loungers whilst more energetic guests can make the most of the gym equipment in the nearby annexe. A 4-person sauna adds an extra touch of luxury to complete this amazing home.

Set out for walks across vast grounds, look out for deer roaming free, wander through the oak forests and be mesmerised by the extraordinary scenery. The estate also includes [Casa Marlana](#) and [Villino Lepre](#) - each villa is privately positioned and a short drive from each other, perhaps ideal for families or friends wanting to travel together yet retain their own privacy.

A short drive brings you to a small supermarket and local restaurants as well as the famous designer outlet malls selling Gucci, D&G, Burberry and other high-end names. The mighty city of Florence itself is just half an hour by car whilst the artistic treasures of Arezzo are also waiting to be discovered within an hour.



Spend time exploring the vineyards of Chianti, head a little further to sample VINO Nobile in Montepulciano or come across idyllic hilltop villages and towns including well-known places such as San Gimignano, Empoli and of course Siena. In the heart of the Tuscan countryside, this really is a picture-perfect setting for getting to know this enchanting and world-famous part of Italy.

## Facilities

Wow Factor • Wellness • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Sauna/Steam • Gym/Fitness Room • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Main Villa Interiors

### Ground Floor

- Living area with fireplace
- Second lounge
- Dining room with table for up to 18 guests
- Kitchen, well-equipped including dishwasher, fridge-freezer, oven, kettle, juicer, toaster, microwave, blender, espresso and American coffee maker
- Guest WC

### First Floor

- Bedroom with double bed, single bed, safe, mini-bar, satellite TV and en suite shower room
- 2 x bedrooms with double bed, safe, mini-bar, satellite TV and en suite shower room
- 2 x bedrooms with twin/double bed, safe, mini-bar, satellite TV and en suite shower room

## Separate Barn Interiors (80m2)

### Ground Floor

- Bedroom with double bed and en suite shower room
- Bedroom with twin/double bed and en suite shower room

### First Floor

- Bedroom with double bed, single bed and en suite shower room

## Lower Annexe (via steps from swimming pool area)

- Fitness area (treadmill, exercise bike) with shower room
- Sauna (for up to 4 people)

## Outside Grounds

- Heated salt-water infinity swimming pool (7x14m, depth: 1.4m) open approximately May to September (other months on request only)
- Poolside terrace with sun-beds
- Outdoor shower
- AI-fresco dining area
- Barbecue



- Two entrance gates
- Parking

**Facilities**

- Wi-Fi
- Air-conditioning (bedrooms only)
- Heating
- Fireplace (x1)
- Satellite TV
- Fitness area
- Sauna
- Hairdryer
- Safe
- Mosquito nets (bedrooms)
- Mini-bars (bedrooms)
- Alarm system
- Washing machine

## Location & Local Information

I Tebaldi is part of a vast estate covering 300 hectares of woodland, fields, hills and a mountain stream, a beautiful rural location yet just over 2km from the famous shopping centre The Mall and half an hour by car from Florence.

Set off for walks from your doorstep where you can immerse yourself in the beauty of the Valdarno region, south-east of Florence. The estate is a licensed hunting area - wild animals roam free in this wonderfully natural setting. The vast estate also includes [Casa Marlina](#) and [Villino Lepre](#) - all three villas are privately positioned and a short drive from each other, perhaps ideal for families wanting to travel together yet retain their own privacy.

A short drive away are the nearest amenities such as a small supermarket and a handful of restaurants whilst the shopping outlets are also incredibly close by – look out for Gucci, D&G, Burberry and many more within a 2 to 4km drive.

As well as visiting magnificent Florence (32km), you are also perfectly positioned for heading to Arezzo, an incredible city famous for its artistic heritage including Piero della Francesca's frescoes on the ceiling of San Francesco Basilica. Following in Dante's footsteps, also look out for wonderful Tuscan villages across the Casentino valley, around an hour away.

Wine-lovers rejoice in the close proximity of many of Tuscany's famous vineyards with idyllic Chianti villages nearby such as Greve (28km), Radda (40km) and Castellina in Chianti (47km). Heading further south, the exquisite hilltop town of Montepulciano is around an hour away, surrounded by the captivating vineyards that produce the world-famous *Vino Nobile*.

Other gorgeous villages and towns to discover include Empoli, San Miniato and San Gimignano, all within an hour, or soak up the historic ambience of Certaldo (63km). Of course, the great city of Siena (75km) with its impressive piazza and enchanting duomo is also just over an hour by car.

Golf-lovers take note that Circolo Golf dell'Ugolino is only 30km away whilst keen hikers can venture even further from the estate and drive up towards the Pratomagno mountain range for yet more incredible treks.



## Local Amenities

|                 |                                    |
|-----------------|------------------------------------|
| Nearest Airport | <b>Florence Airport<br/>(50km)</b> |
|-----------------|------------------------------------|

|                   |                                 |
|-------------------|---------------------------------|
| Nearest Airport 2 | <b>Pisa Airport<br/>(110km)</b> |
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|                       |   |
|-----------------------|---|
| Nearest Train Station | <b>Rignano sull' Arno<br/>(6.5km)</b>       |
| Nearest Restaurant    | <b>Restaurant and cafes<br/>(2.5km)</b>     |
| Nearest Shop          | <b>Small grocery store<br/>(2.5km)</b>      |
| Nearest City          | <b>Florence<br/>(32km)</b>                  |
| Nearest Golf          | <b>Circolo Golf dell'Ugolino<br/>(30km)</b> |

## What we love

- The infinity swimming pool enjoys the most spectacular views of Tuscan landscapes
- The interiors have been designed with Italian elegance as well as great comfort
- A gym and sauna are fantastic additions to this beautiful home
- The famous shopping outlets of Gucci, D&G, Burberry etc are just a short drive away
- It's only 30 minutes by car to the magnificent city of Florence and you are also perfectly positioned to visit the vineyards of Chianti

## What you should know...

- If you require pool heating, please request at least a week in advance (charges apply – please see the “T&Cs” tab).
- There are five bedrooms in the main villa and three bedrooms in a separate barn style annexe.
- Air-conditioning is featured in the bedrooms only.
- If travelling with family or friends, other privately positioned villas featured across this vast estate include [Casa Marlina](#) and [Villino Lepre](#).



# Terms & Conditions

- Security deposit: €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3pm - 8pm
- Departure time: By 10am
- Energy costs included?: Included up to 250KWh (after this there is a charge of €0,45/KWh). See below for heating/air-conditioning charges.
- Heating costs included?: No, charges apply, payable locally.
- Linen & towels included?: Yes (changed mid-week).
- Pool towels included?: Yes.
- End of stay cleaning included?: No, extra €350 payable in cash locally. 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.
- Pool heating charge?: Yes, extra €800 - €1000 per week (approximately) and pool heating must be requested at least a week in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool is open approximately May to September (other months on request and subject to a charge). 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. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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.
- 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: Please note that air-conditioning is featured in the bedrooms only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).