

# Villa Amelinda

**Region:** Chianti & Arezzo **Sleeps:** 12

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## Overview

Stay in characterful surroundings with beautiful contemporary features at the gorgeous Villa Amelinda, set amongst olive groves and vineyards close to the historic town of Cortona.

This pretty Tuscan abode offers six bedrooms over two houses, both of which have been wonderfully renovated using high-end materials with many original features from the cotto flooring and grand open fireplaces to exposed stone and sensitively restored wood beamed ceilings. In the main house traditionally arched windows allow light to flood into the ground floor, formerly the stables, with contemporary furnishings creating a stylish yet welcoming living space which leads seamlessly through to an elegant kitchen-diner. There are three bedrooms here, one on the ground floor, each with their own modern shower room and guests will find air-conditioning throughout.

The annexe is set just behind the main villa, also air-conditioned, where you will find three further en suite bedrooms and a lovely lounge upstairs alongside a kitchenette and fireplace. With ample living and sleeping spaces, Villa Amelinda makes a fine holiday home for an extended family trip or a getaway for a group of friends.

The gardens are glorious with terracotta pots of geraniums alongside English roses and fruit trees growing figs, apples, pears and of course olives. The swimming pool, set slightly raised from the main villa, is discreetly enclosed with its own inviting terrace, sun-loungers and parasols. Find a tranquil spot for your morning coffee, relax under the poolside gazebo and gather together to dine al-fresco on warm summer evenings under the pretty pergola.

There is so much of this area to explore – start off in idyllic Cortona, just 10km away, with its authentic restaurants, medieval lanes, historic churches and fascinating Etruscan heritage. Visit the prestigious vineyards of Montepulciano, a hilltop town also known for its Renaissance palaces or hop on the train to the artistic city of Arezzo. Lake Trasimeno is also close by allowing you to take lakeside walks, enjoy watersports or visit some of the lake's islands by boat.

Whether admiring the southern Tuscan landscapes from your holiday home, pottering about in nearby Cortona or wandering further afield to Siena, Umbria or even Florence, this relaxing retreat offers you an authentic yet 21st century



Italian experience in a wonderful region.

## Facilities

- Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens
- Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Main Villa Interiors

### Ground Floor

- Open-plan living room
- Open-plan kitchen and dining area, well-equipped including oven, dishwasher, microwave, fridge-freezer, American coffee machine, kettle, blender, toaster
- Bedroom with double bed and bathroom with shower

### First Floor (via open-tread stairs)

- Living room with fireplace
- Bedroom with double bed and bathroom with shower
- Bedroom with twin beds (can be made up as a double) and bathroom with shower

## Annexe Building

### Ground Floor

- Bedroom with double bed and en suite bathroom with shower
- Bedroom with twin beds (can be made up as a double) and en suite bathroom with shower

*Both bedrooms have their own independent entrances as well as a door between them*

### First Floor (via external stairs)

- Living room with fireplace
- Kitchen area
- Bedroom with double bed and bathroom with shower

## Outside Grounds

- Swimming pool (5x10m, depth:1.2-1.4m) access via a ladder. Lighting and glass enclosure, open approximately May to end-September
- Poolside paved terrace with sun loungers, shades and gazebo
- Outdoor shower (hot and cold water)
- Barbecue and wood-burning oven
- Gazebo and pergola for al-fresco dining
- Gardens with fruit trees, olive trees and lawns
- Parking (up to 4 cars)



## Facilities

- Wi-Fi
- Heating
- Air-conditioning
- TV and DVD player
- Hairdryers
- Guest WC
- Ironing facilities
- Washing machine

## Location & Local Information

Set in southern Tuscany, just 10km south of the idyllic hilltop town of Cortona, Villa Amelinda enjoys a beautiful location surrounded by vineyards and olive groves.

Despite the country setting (via a 200m unpaved access road in a good condition), there is easy access to so much of southern Tuscany and beyond. You are close to the road which leads you across the border into Umbria, passing the top of Lake Trasimeno and continuing onwards to Perugia (45km). Alternatively, head north and you can be in Arezzo (40km) in a 45-minute drive or Siena (64km) within an hour.

Local restaurants and useful amenities including supermarkets can be found in nearby Terontola and Camucia, both on the outskirts of Cortona. Both have train stations too – from Camucia you can catch an express train to Arezzo taking under 20 minutes, head south to Perugia (35-45 minutes) or reach Florence in around 1hr 15 minutes.

Of course, it is wonderful being so close to Cortona (10km), the historic town made famous by Frances Mayes' 'Under the Tuscan Sun'. There are some stunning views from the historic walls that surround the town as well as charming medieval lanes and a splendid 13th century town hall in Piazza delle Repubblica. The cathedral is also impressive, as is the striking church of Santa Maria Nuova whilst history-lovers will appreciate the fascinating Museo dell'Accademia Etrusca. Also look out for festivities across the year, including Joust dell'Archidado, the town's palio that usually takes place in early June.

Another gem of southern Tuscany is Montepulciano (25km), famous for its rich Vino Nobile red wines and prestigious vineyards. Spend time in the exquisite town itself with its Renaissance palaces and glorious Valdichiana views.

A little further, Pienza (40km) is also a delightful village to visit, perhaps for lunch where you can try some of the regional specialities including the delicious pecorino cheese. Montefollonico (27km) is another great spot for a meal with its Michelin starred restaurant and other authentic osterie.

Heading across the border into Umbria, Lake Trasimeno is a 10-minute drive away. Castiglione del Lago (14km) is a good base to explore the lake – admire the views from the top of the castle or head to the shore for a picnic on one of the lakeside beaches. There is a sailing club as well as boat trips out to the islands and a scenic trail around part of the lake for mountain bikers and keen walkers.

There are plenty more enchanting villages of Umbria to explore just over an





hour by car including world-famous Assisi as well as Orvieto, Todi and Spoleto.

Local Amenities

Nearest Airport	<b>Perugia (55km)</b>
Nearest Airport 2	<b>Florence (125km)</b>
Nearest Airport 3	<b>Pisa (190km)</b>
Nearest Train Station	<b>Terontola Cortona (6km)</b>
Nearest Restaurant	<b>Terontola and other local restaurants (Around 6km)</b>
Nearest Supermarket	<b>Terontola (6km)</b>
Nearest Town	<b>Cortona (10km)</b>
Nearest Tennis	<b>Camucia (9km)</b>
Nearest Golf	<b>Golf Club Valdichiana (18km)</b>

## What we love

- A charming Tuscan renovation with original features alongside many contemporary touches
- Stay in gorgeous grounds with olive trees, roses and fruit trees as well as the discreetly fenced swimming pool
- Nearby Cortona is one of southern Tuscany's most idyllic hilltop towns
- Reach the shores of Lake Trasimeno in just a ten-minute drive
- Catch the train to Arezzo or Florence for a wonderful day out or drive to Siena, just an hour by car

## What you should know...

- There are three bedrooms in the main house and three bedrooms in a separate two-storey annexe just behind
- Take note that 200m of the access road is unpaved, although it is in good condition
- 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: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.30p.m. to 6.30 p.m. (€40 late arrival fee applies after 6.30 p.m.)
- Departure time: By 10.00 a.m.
- Energy costs included?: Up to 200 kWh included. Excess charged extra. This also applies for air-conditioning.
- Heating costs included?: No, extra €4.50/m3, payable locally.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- End of stay cleaning included?: Extra €300, payable locally on arrival. 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-€8 per adult per night- please enquire if exact amount is required).
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pool opening dates?: The pool is open approximately 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 highchair and cot can be requested for a charge of €50.00 per item, payable locally.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- 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 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.