

Villa Soleggiato

Region: Siena Sleeps: 10

Overview

Villa Soleggiato is a charming and comfortable country house nestled in the heart of the Tuscan countryside. This picturesque property consists of a main house and three outbuildings, offering a total of approximately 290m² of living space. With its lush green surroundings and relaxing atmosphere, Villa Soleggiato provides the perfect escape from the hustle and bustle of everyday life.

As you enter the three-room main house, you'll immediately feel at home. The living room is cosy and inviting, with a double sofa bed and plenty of natural light streaming through the windows. The dining area, complete with a fireplace and dining table for eight, is the perfect place to gather with friends and family for a delicious meal made from locally-sourced ingredients. The adjacent kitchen has everything you need to cook up a storm, including a four-burner stove, oven, dishwasher, and coffee capsule machine.

Upstairs, you'll find two comfortable bedrooms, each with a double bed and one with an additional single bed. The small loggia and external staircase offer a charming touch, allowing you to step outside and enjoy the fresh country air.

But that's not all - Villa Soleggiato also features additional outbuildings, each with its own unique charm. The two-room house is perfect for those seeking privacy, with a living room, dining area, kitchenette on the ground floor, and a cosy bedroom upstairs. The garden house, with its own kitchenette and dining area, is ideal for a romantic getaway.

And then there's the pool house, a true oasis of relaxation. This spacious building boasts a living room with a comfortable sofa and TV area, a billiards table, and a large dining table. The fully equipped kitchenette makes it easy to whip up a delicious meal, while the kidney-shaped swimming pool, hot tub, and shallow pool for children offer the perfect way to cool off on a hot summer day.

Outside, the property is just as enchanting, with a beautiful park, lush lawn, and towering trees providing the ideal backdrop for your Tuscan adventure. With a barbecue, patio, and arbour, you'll find plenty of ways to relax and unwind outdoors.

Located just a short distance from the sandy beaches of the Costa Etrusca, Villa Soleggiato is the perfect base for exploring the best of Tuscany. The property is conveniently located just 5 km from the sea, making it an ideal



location for beach lovers. San Vincenzo, the main town along the central part of the Tuscan coast, is nearby and offers a wide selection of sports and leisure activities. The hinterlands boast charming hilly countryside and typical towns like Suvereto, Sassetta, Campiglia Marittima, Bolgheri, and Castagneto Carducci. The area is also home to several nature reserves, making it a haven for nature enthusiasts.

Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Restaurant • BBQ • Coffee Machine • Ground Floor Bed & Bath • TV • Games Room • Table Tennis • Pool/Snooker • Cot(s) • Fenced Grounds • Parking Space • Watersports • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior (290m2)

Main House (approx. 130m2)

Ground Floor

- Living room with a double sofa bed and exit to the outside
- Open transition through arches to the dining area with a dining table for 8 guests, a fireplace, and exit to the outside
- Open transition to the kitchen equipped with a stove, oven, dishwasher, fridge/freezer and coffee machine
- Bathroom with shower and WC

Upper Floor

- Bedroom with double bed
- Bedroom with a double bed and single bed
- Bathroom with shower and WC

Adjacent House (approx. 35m2)

Ground Floor

- Living room with sofa bed, fireplace, dining area and kitchenette
- Bathroom with shower and WC

Upper Floor (access via spiral staircase)

- Bedroom with double bed and external staircase to the outside

Garden House (approx. 25m2)

- Open-plan living room and bedroom with double bed, dining area and kitchenette
- Bathroom with shower and WC

Pool house (approx. 70m2)

- Living room with sofa, play and TV area, billiards table, dining table and kitchenette

Outside Grounds

- Kidney-shaped swimming pool (150 m2, max depth: 1.5m). Open approximately end-April to end-October
- Sun loungers



- Shower and WC in the pool area
- Shallow pool (for children)
- Slide
- Hot tub
- Patio
- Arbour
- Terrace
- Al-fresco dining areas
- Barbecue
- Parking for 5 cars

Facilities

- Wi-Fi
- Air-conditioning
- Table tennis

Location & Local Information

Villa Soleggiato is located on the Etruscan Coast, surrounded by many tourist attractions, including historical sights, art, culture and cuisine.

Nearby, San Vincenzo (7km) is a charming seaside town with crystal-clear waters, sandy beaches, and lush Mediterranean vegetation - it's the perfect destination for beachgoers and nature lovers alike. Spiaggia di Rimigliano and Spiaggia di San Vincenzo are a must-visit. Here you can sunbathe, swim, and enjoy water sports like paddle-boarding and windsurfing.

Another popular attraction is the Parco Costiero della Sterpaia (20km), a protected natural area that offers miles of hiking and biking trails and birdwatching opportunities. For a taste of the local culture, head to the town centre and visit the medieval castle or the charming Piazza della Libertà, where you can sip an espresso and watch the world go by.

Also south of the villa, you'll find the beaches of Baratti and Populonia, which offer breathtaking views of the Gulf of Baratti and the Etruscan Coast. The Gulf of Follonica, located north of San Vincenzo, boasts some of the region's most popular beaches, such as Cala Martina and Cala Violina, known for their pristine waters and white sands.

Around an hour's drive north of the villa and you'll reach Livorno. One of the most popular attractions is the Fortezza Nuova, a massive fortress built in the 16th century to protect the city from invaders. Stroll around the ramparts and enjoy stunning views of the city and the sea. If you're feeling adventurous, you can climb to the tower's top for an even better view.

If you're a history buff, you'll want to check out the Museo Civico Giovanni Fattori, a museum dedicated to the works of the famous Livornese artist. The museum features a large collection of Fattori's paintings and works by other local artists.

Less than thirty minutes by car is Piombino (22km), an ancient town with narrow streets, medieval walls, and historic buildings. Visit the impressive Castle of Piombino, built in the 13th century, and enjoy panoramic views of the town and the sea. Another popular attraction is the Museo Archeologico del Territorio di Populonia, a museum that showcases the archaeological treasures of the nearby Etruscan city of Populonia.

Wine lovers will want to take advantage of a visit to Bolgheri (25km), a small medieval village known for its world-class wines and picturesque countryside. This charming village is surrounded by rolling hills, vineyards, and cypress trees and is home to some of the most prestigious wineries in Italy, such as Tenuta San Guido and Ornellaia. Bolgheri is also famous for its cuisine, which features local specialities such as wild boar and truffles. Visitors can explore



the narrow streets and medieval architecture, visit the ancient castle, and enjoy wine tastings at some of the region's most renowned vineyards.

Other nearby towns worth visiting include Suvereto, Sassetta, Campiglia Marittima, and Castagneto Carducci.

Local Amenities

Nearest Airport	Pisa (90km)
Nearest Airport 2	Florence (140km)
Nearest Train Station	Campiglia Marittima (7km)
Nearest Town	San Vincenzo (7km)
Nearest Restaurant	(1km)
Nearest Supermarket	San Vincenzo (7km)
Nearest City	Pisa (90km)
Nearest Beach	Spiaggia di Rimigliano (5km)
Nearest Tennis	(4km)
Nearest Golf	(40km)

What we love

- Villa Soleggiato offers a main house and three outbuildings, providing approximately 290 m² of living space
- Relax in the beautiful garden adorned by palm trees or cool off in the large swimming pool with a shallow pool for the kids
- Located just 5 km from the sea, Villa Soleggiato is the perfect base for exploring the sandy beaches of the Costa Etrusca and charming Tuscan towns like Bolgheri San Vincenzo

What you should know...

- Access to Villa Soleggiato is via 200m of unmade road - please bear this in mind if renting a car.
- There is a narrow spiral staircase in the adjacent house, please take care and supervise young children.
- Please note that Villa Soleggiato is composed of a main house and three additional outhouses, ideal for groups travelling together. When full capacity is booked, some guests will be sleeping on sofa beds. Please see the 'Features' tab for further details.
- 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: €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m - 7.00 p.m
- Departure time: 10.00 a.m
- Changeover day: Saturday mid-May to mid-September. Flexible during all other periods.
- Minimum stay: 4 nights approximately mid-September to Christmas and January to mid-May. 5 nights during Christmas and NY. 7 nights during all other periods.
- 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.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, changed weekly.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Not allowed.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately end-April to end-October. 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. end-April to end-October
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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