

Villa Malatesta

Region: Lucca & Pisa Sleeps: 6

Overview

If you are looking for a unique place to stay in the heart of rural Tuscany, then look no further than Villa Malatesta. This impressive home started life as a modest farm building and has been fully transformed into a contemporary villa with clean lines and beautifully designed extensions which utilise modern glass and metals alongside the original stone to create the perfect blend of old and new. Sleeping six guests, this is the ideal retreat for an escape with family or a few friends.

From the outside, Villa Malatesta is a stunning example of Italian architecture and the older parts of the home blend seamlessly into the new additions. The house is made up of three buildings which are connected to each other with sleek glass walkways and is set over two floors. The heart of the home is the large living space with comfy sofas, a feature fireplace and a flatscreen TV, while meals can be taken in a gorgeous dining room next to the kitchen. The kitchen is well equipped and has everything you could need for preparing meals for your group or for brewing yourself a morning cup of coffee to enjoy on the terrace in peace.

The home offers three bright and airy bedrooms which all overlook the leafy gardens. Two of these are set on the ground floor and the third is on the first. All of the bedrooms have plenty of space and boast chic en-suite bathrooms finished to the highest standard.

Outside, the attention to detail and incredible design work continues in the vast landscaped garden. The grounds here span 8000m² and are filled with lawned areas, established trees and fragrant beds filled with flowers and herbs. Guests can cook and eat al-fresco, making use of the wood burning oven or the barbecue and dining at the covered tables. There is also a private swimming pool here which can be heated if you wish, though there is a relaxing hot tub too which is great for an early evening soak after a busy day.

The area surrounding the villa is filled with woodlands, valleys and lengthy walking trails, meaning this is the perfect place to stay for those seeking rest and relaxation in a tranquil setting. When you wish to visit a bustling town, you will not have to travel far however, as the ancient walled-town of Volterra is set just 13km away from the villa. Volterra offers a wide range of shops and eateries as well as historic attractions. You could also visit the hilltop village of San Gimignano which is 17km away or if you fancy a day at the beach, why



not drive to the Blue Flag Marina di Bibbona which is 55km away.

Facilities

Villa/House • Instagrammable • Modern • Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • <1hr to Airport • Laptop Friendly Workspace • BBQ • Coffee Machine • Electric Car Charger • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Wheelchair Access • Gym/Fitness Room • Table Tennis • Table Football • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Watersports • Canoeing/Kayaking • 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

Villa Interior (250m2)

Ground Floor

- Large living room with garden access, L-shaped sofa, fireplace and flatscreen TV
- Dining room with garden access and dining table seating six
- Fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, wine cellar, toaster, coffee machine and kettle
- Sitting room with armchairs, record player and TV
- 2 x bedrooms with double beds and en-suite bathroom with glass walk in shower, sink and WC
- Bathroom with shower, sink and WC

First Floor

- Bedroom with double bed and en-suite bathroom with glass walk in shower, sink and WC
- Study

Outside Grounds (8000m2)

- Private swimming pool with cover (14m x7m, depth: 0.8m - 1.6m) open approximately mid-March to mid-October and heated to 26/28°C upon request
- Fenced, landscaped garden with herb garden
- Hot tub
- Poolside sun loungers and parasols
- Outdoor sofas
- Firepit with seating
- Outdoor shower
- Table football
- Boules
- Table tennis table
- Barbecue
- Wood burning oven
- Parking

Facilities

- Wi-Fi
- Air-conditioning (in the living room/kitchen, suite, and gym room)
- Central heating and under floor cooling system
- Gym room with fitness equipment
- EV charging point
- Record player



- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers
- Bathrobes

Location & Local Information

Villa Malatesta sits in a prime position in the verdant Tuscan countryside and enjoys panoramic views of the woodlands and valleys surrounding the home and out to the sea in the distance.

As the home is nestled amidst staggering valleys, farmland and ancient forests, this area is an ideal escape from hectic day-to-day life. Here in an authentic and less-crowded corner of Tuscany, you can slow down and immerse yourself in nature. Close to the home you are able to hike in the valleys, enjoy a morning run down the quiet rural lanes or hire bikes to see more of the landscape. For those who enjoy outdoor pursuits and sports; horseback riding and tennis can be accessed within driving distance and there is a fantastic golf course a short journey away. Aside from its green, hilly interior, Tuscany is also known for its sweeping coastline dotted with beaches. If you would like to spend a day at the beach then there are plenty to choose from. Within just over an hour you could find yourself sunbathing on a small cove or making sandcastles on a long sandy beach.

For those who prefer to unwind with a glass of wine to hiking through the hills, why not visit one of the nearby vineyards which are one of the main draws for visitors staying in this gorgeous region. You will find many family-run wineries close to the home including Andreotti Wines. These vineyards often run guided tours through the land and cellars as well as wine tastings, some of which are paired with a delicious lunch or buffet.

If you would like to dine out or would like to learn more about the history of this ancient area then why not pay a visit to the town of Volterra. Volterra is a beautiful town which sits in its original Etruscan defensive walls which are then surrounded by another medieval wall. Volterra's history stretches back over 1000 years and it is regarded as one of Italy's oldest towns. Here you can stroll around the picturesque, winding streets and shop for local handicrafts, fresh produce and art works including the much-loved alabaster carvings. There are also a wealth of cafes and restaurants where you can stop off for lunch or dinner. Historic sites are in abundance here; including Roman ruins, the incredible Palazzo Viti, the Palace of the Priors and the imposing cathedral. There are also many museums and galleries which are a great place to visit if you become a little too hot during a summer afternoon.

Also nearby is the picture-postcard hill town of San Gimignano which is known for its atmospheric centre and its numerous towers offering amazing views of the whole area. San Gimignano is just 18km away. If you don't mind driving a little further for a day out then you could also visit the enchanting city of Siena.



Local Amenities

Nearest Airport	Florence (49km)
Nearest Airport 2	Pisa (51km)
Nearest Restaurant	(18km)
Nearest Town/City	San Gimignano (18km)
Nearest Village	Volterra (14km)
Nearest Supermarket	Grocery Shop in Volterra (12km)
Nearest Golf	Castelfalfi Golf Club ASD (26km)
Nearest Tennis	ASD Circolo Tennis Peccioli (31km)
Nearest Beach	Spiaggia Caletta (66km)

What we love

- Once a small, rustic dwelling, Villa Malatesta has been extended and updated to the highest of standards, transforming it in to a modern and luxurious home
- The villa can sleep six guests across three beautifully decorated bedrooms with chic en-suite bathrooms
- The stunning garden offers guests an infinity pool, a hot tub and al-fresco seating where you can look out over the woodlands, valleys and the Mediterranean Sea beyond
- Guests can enjoy a peaceful holiday here in the Tuscan countryside, walking, hiking and cycling in the breath-taking landscape. You can also easily reach the historic, walled town of Volterra which is just a short distance away

What you should know...

- Due to the rural location, guests will require a car while staying here. Please note that there is a 3km unpaved road leading to the villa - a suitable vehicle is advised.
- With the option to add 2 additional beds to one of the suites at an additional cost, there is room for the whole family!
- Please note that air conditioning is only available in the living room/kitchen, suite and gym room.

Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.30 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: Yes, and mid-week cleaning included. 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, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Yes.
- Pool heating charge?: Pool heating is available approximately mid-March to mid-October at an extra €800 per week. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax is included.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.
- Other Ts and Cs: Please note there is the possibility of adding 2 additional beds to the suite's living room (a passage room between the bedroom and bathroom) at an additional cost of €500 per week per bed.
- Other Ts and Cs: Please note that air conditioning is only available in the living room/kitchen, suite and gym room.
- Other Ts and Cs: Weddings are on request only and subject to prior arrangement with the owner and additional charges.