

Casa Toscana

Region: San Gimignano **Sleeps: 6 - 8**

Overview

Situated just outside of the mediaeval town of San Gimignano, in a tranquil location surrounded by glorious Tuscan countryside, this gorgeous villa is sure to blow you away. Unwind in the private sauna or head for a dip in the outdoor pool as you take in the stunning nature around you. Sip a glass of wine or enjoy a family meal outdoors on the delightful terrace, at this property you will feel right at home.

As soon as you step inside this magnificent villa you are sure to be impressed by its chic, modern interior. Make the most of the 3 bedrooms, 4 bathrooms, living area, fully equipped kitchen, dining area and private sauna on offer. Enjoy the fabulous views offered from the large windows in doors in both the bedrooms and comfortable living space.

It's not just the wonderful interiors that impress at this property but also the fantastic outdoor space. Head for a swim in the inviting outdoor pool surrounded by greenery and equipped with sun loungers and parasols. Or take a break in the lush garden with ample outdoor seating areas, including shaded options for those who prefer to stay out of the sun. Alternatively, have a family dinner outdoors utilising the barbecue, covered terrace and outdoor dining table on offer.

What's more, Casa Toscana is in an ideal location being just a 10 minute drive from the centre of the magical walled town of San Gimignano. Additionally, you are able to easily explore the rest of Tuscany with the exquisite cities of Siena and Florence being between a 40-50 minute drive away.

Moreover, many ancient Tuscan villages and towns are within easy reach. For example, Certaldo Alto, the home of the famous Italian writer and poet Giovanni Boccaccio is a 20 minute drive from the house. The lesser known but equally beautiful San Miniato is only a 45 minute drive away. The charming cities of Arezzo and Lucca are also just an hour and 20 minutes away by car.



Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet
• Air-Con • Pets on Request • <1hr to Airport • Laptop Friendly Workspace
• BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground
Floor Bed & Bath • TV • Sauna/Steam • Heating • Parking Space •
Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit
& Activities • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Villa Interior

Ground Floor

- 2 x bedrooms with double bed and en-suite including a shower
- Living room including a fireplace and TV
- Fully equipped kitchen with a dining table seating up to 8 guests, fridge, oven, microwave, dishwasher, toaster and coffee machine
- 1 x bathroom with shower
- Private sauna room

Mezzanine Floor

- 1 x bedroom with twin beds and en-suite including a bathtub
- Relaxation corner with a double sofa bed, desk and chairs

Outside Grounds

- Outdoor pool (15 x 6m) equipped with deck chairs, sun loungers and parasols
- Large garden with lawn and parking
- Outdoor dining area with barbecue

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- TV
- Iron
- Ironing Board
- Hairdryer
- Parking
- Washing Machine
- Dryer



Location & Local Information

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Local Amenities

Nearest Airport	Siena (45km)
Nearest Airport 2	Bologna (146km)
Nearest Town	San Gimignano (6km)



Nearest City	Siena (43km)
Nearest Restaurant	Restaurant in local town (5km)
Nearest Shop	Grocery shop in local town (5km)
Nearest Golf	Abbadia Golf (20km)
Nearest Tennis	APD Tennis San Gimignano (8km)
Nearest Beach	Spiaggia Libera Seggio 3 (93km)

What we love

- Just a 10 minute drive from the nearest town where you can find several amenities along with historical sites and plenty of beauty.
- Ideally situated to explore all of the best that Tuscany has to offer being within easy reach of the bustling Florence and Siena as well as several ancient Tuscan towns and the walled city of Lucca.
- Surrounded by stunning countryside and offering an ample leafy garden to relax in.
- Coming with its own private sauna for you to unwind in.

What you should know...

- 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.
- Casa Toscana comfortably sleeps 6 guest across 3 bedrooms and a further 2 guests on a sofa bed on the mezzanine level. Please see the 'Features' tab for further details.
- Please note that a car is necessary to enjoy the surrounding amenities.

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.30 p.m. - 8.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, and linen change included for stays of more than 12 nights.
- Pets welcome?: Not allowed.
- Changeover day: Saturday in July and August. Flexible during all other periods.
- End of stay cleaning included?: No. €250, payable locally. This is for a standard changeover clean. 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 approximately July to end-August. 3 to 5 nights during all other periods.
- Heating costs included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: 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: Weddings, stag/hen parties and any special events are not allowed.
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