

# Villa Forza

Region: San Gimignano **Sleeps: 8**

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## Overview

Escape to the Tuscan countryside and experience the beauty and charm of Villa Forza, a stunning five-room cottage spread over two levels. This spacious and tastefully furnished property is perfect for families and groups of up to eight adults.

As you enter the house, you'll be greeted by a large living and dining room, complete with a wood-burning stove, satellite TV, hi-fi system, and DVD player. Oozing charm and character, the living room leads out to a large terrace where you can enjoy your meals or simply soak up the breathtaking views of the surrounding countryside and San Gimignano.

The well-equipped kitchen is ideal for preparing delicious meals with your loved ones. It even has its own wood-burning stove and a dining table, perfect for leisurely breakfasts or family dinners.

The cottage features four comfortable bedrooms, including a double bedroom on the upper floor with a panoramic view, a double bedroom, a room with three beds, and a room with one bed. Two bathrooms with showers are also located on the upper floor.

The cottage is tastefully decorated in a country house style with natural stone floors and comfortable furnishings. The large terrace is covered and comes with terrace furniture, a barbecue, and deck chairs, creating an idyllic setting for any time of day. There's also a box room for storing your belongings.

Outside, guests will be captivated by the sensational country vistas. Enjoy a refreshing dip in the above-ground swimming pool or take an outdoor shower on a hot summer day. The cottage is situated in the hamlet of Casaglia, surrounded by meadows, fields, and vineyards. It's a sunny and elevated spot on a slope, offering sweeping views of the surrounding countryside.

The property is conveniently located just 8 km from the center of San Gimignano and Poggibonsi, and 30 km from Siena. The beautiful city of Florence, home to some of Italy's most famous art and architecture, can also easily be reached for a day visit. You'll find everything you need in the nearby shops, supermarkets, and restaurants. The railway station in Poggibonsi is just 5 km away, making it easy to explore the region.



## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Satellite TV • DVD • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Villa Interior (190 sqm)

### Ground Floor

- Large living and dining room
- Equipped kitchen with dining table and wood-burning stove
- Shower room

### Upper Floor

- Double bedroom
- Double bedroom with fireplace
- Triple bedroom (3 x 80cm beds)
- Single Bedroom (80cm bed)
- 2 x shower rooms

### Outside Grounds

- Swimming pool (6 x 3m, depth: 1.4 m), open approximately start-May to mid-October
- Outdoor shower
- Sun loungers and comfortable seating
- Terrace
- Parking (for 3 cars)
- Barbecue

### Facilities

- Wi-Fi
- Satellite TV
- Hi-Fi System
- Fireplace
- Washing Machine
- Hairdryer



## Location & Local Information

Villa Forza is in the heart of the stunning Tuscan region of Italy, surrounded by rolling hills, vineyards, and picturesque towns. There are so many things to do in the area that you'll be spoiled for choice.

For starters, you can visit the medieval town of San Gimignano, just 20-minutes away by car. Famous for its impressive towers, delicious gelato, and stunning views, it's a must-see destination.

Another option is to explore the nearby Chianti wine region. Take a scenic drive through the countryside and stop at some of the area's many wineries for tastings and tours.

If you're willing to venture a bit further afield, the beautiful city of Siena is about a half-hour drive away. Known for its stunning Gothic architecture, lively piazzas, and historic Palio horse race, it's well worth the trip.

For a truly unforgettable experience, consider taking a hot air balloon ride over the rolling hills and vineyards of Tuscany.

If you're in the mood for a beach day, the Tuscan coast is just over an hour's drive away. There are many beautiful seaside towns to explore, such as Viareggio and Forte dei Marmi.

Foodies will love taking a cooking class in Tuscany. The region is known for its delicious cuisine, and there are many cooking schools in the area that offer classes for all skill levels.

Florence can be reached within an hour and is definitely worth the trip. This beautiful city is home to some of Italy's most famous art and architecture, including Michelangelo's David and the Florence Cathedral.

For outdoor enthusiasts, the Tuscan countryside is perfect for hiking, with many trails winding through vineyards and olive groves. The nearby Montagnola Senese Natural Park is a particularly beautiful spot for a hike.

History buffs and architecture lovers won't want to miss the stunning medieval Abbey of San Galgano, just a short drive away.

Finally, cycling is a great way to explore the region. Bikes are available for rent in many towns and cities throughout Tuscany, and there are many scenic routes winding through the countryside.



# Local Amenities

Nearest Airport	<b>Florence Airport (61km)</b>
Nearest Airport 2	<b>Pisa (81km)</b>
Nearest Town	<b>San Gimignano (8km )</b>
Nearest Restaurant	<b>(350m)</b>
Nearest Shop	<b>(5km)</b>
Nearest Golf	<b>Abbadia Golf (13km )</b>
Nearest Tennis	<b>Tennis Club Poggibonsi (9km )</b>
Nearest City	<b>Siena (37km )</b>
Nearest Beach	<b>Spiagge Bianche (86km )</b>

## What we love

- Enjoy stunning views of the Tuscan countryside from the large terrace while you indulge in leisurely meals or sip on a glass of Chianti wine.
- The well-equipped kitchen has its own wood-burning stove and dining table, making it the perfect place to cook up a storm and enjoy some quality time with loved ones.
- Take a refreshing dip in the above-ground swimming pool, relax in the sun loungers, or explore the beautiful cities of San Gimignano, Siena, and Florence, all conveniently located nearby.

## 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.
- Due to the countryside location, a car is recommended.
- Please note that the property is accessible via a 2km unsurfaced road.

# Terms & Conditions

- Security deposit: €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: Saturday approximately mid-May to mid/late-September. Flexible 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.
- 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?: Extra €5.50 per m3, payable locally.
- 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 towels included?: Yes.
- Pool opening dates?: The pool is open approximately start-May to mid-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.
- Other Ts and Cs: Bookings for teenage groups are on request only.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.