

# Villa Badiola

Region: Chianti & Arezzo Sleeps: 7 - 10

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## Overview

Sleeping up to ten guests, Villa Badiola is a traditional farmhouse which has been lovingly restored to create a peaceful and welcoming holiday home. Around the home guests can explore the 500-hectare estate which is filled with woodlands and rolling fields or visit charming hilltop villages, many of which are under 10km away.

The villa is set within a stunning former mill which was once an integral part of this centuries-old working farm. Now the home has been carefully renovated and tastefully decorated to offer accommodation to groups of friends or large families. Throughout the home you will see original details such as beamed ceilings, terracotta tiles and open fireplaces which now sit side by side with modern facilities such as Wi-Fi and air conditioning in the bedrooms to offer guests the perfect mix of old and new.

The home is spread over three floors; on the ground floor you will find the living space which comprises of an expansive living room with various sitting areas as well as a long dining table, ideal for chatting the night away over a sumptuous meal and a few glasses of local wine. The fully-fitted kitchen is also on this floor and is well-equipped with everything from a large fridge-freezer to a Nespresso coffee machine. If anyone in your group struggles with the stairs then they could sleep on the ground floor in the en-suite single bedroom.

The remaining five bedrooms are located on the first and second floors. The first-floor offers two en-suite rooms as well as a separately accessed wing with two bedrooms which is great for a family with a young child. The second-floor bedroom is a lovely romantic spot within a historic tower!

When staying at Villa Badiola, guests are offered every opportunity to truly relax and can book a wide range of additional services and experiences. Why not book the private chefs to prepare some of your meals, including a tasty welcome feast or perhaps you would like to book a cookery class to learn how to prepare local dishes yourself. You can even book babysitting, grocery shopping and a delicious picnic which will be served to you at an unspoilt lakeside location in the vast grounds around the home.

If the weather is fine, you are sure to wish to spend most of your time outdoors and the garden here is perfect for this. Outdoors, the home is enveloped by a spacious, landscaped garden which blends seamlessly into the surrounding



countryside. Guests are able to swim in the private pool, fire up the barbecue and dine al-fresco or just sunbathe whilst taking in the staggering rural views.

When you wish to go out for lunch or pick up some fresh bread, the closest village is just 5km away and this is just one of many which are dotted around the hills near to the villa. An abundance of rural, historic villages with cafes, shops, restaurants and attractions await your discovery. You can also travel a little further out to incredible cities such as Arezzo which is 24km away or even Siena which is 52km away.

For those who enjoy a slower pace of life then you can simply spend your time making the most of the natural landscape in this part of Tuscany. Within easy access of the home you can walk, hike or cycle through beautiful scenic trails and woodlands, book on to organised horse treks and wine tastings or even visit the beaches of Lake Trasimeno which is 35km away.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • TV • Bicycles Provided • Table Tennis • Ceiling Fans • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (240m2)

### Ground Floor

- Large living and dining room with fireplace, armchairs, sofas and dining table
- Fully-fitted kitchen with table, oven, hob, fridge freezer, dishwasher, microwave, kettle, toaster, blender, juicer, milk frother and Nespresso machine
- Bedroom with single bed and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

### First Floor

- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with twin beds and en-suite bathroom with shower, sink, bidet and WC

### First Floor (separate wing, with independent access via steps)

- Bedroom with double-sized bed
- Bedroom with single bed
- Bathroom with shower, sink, bidet and WC

### Second Floor (Tower)

- Bedroom with double/twin beds with bath, shower, sink, bidet and WC

## Outdoor Grounds

- Fenced swimming pool (15m x 4.5m, depth: 1-2m), open approximately mid-May to end of September
- Poolside sun loungers and parasols
- Landscaped garden with trees, flower beds and lawns within a large estate
- Vine covered pergola with dining table
- Seating areas
- Hammocks
- Table tennis
- Outdoor showers
- Barbecue
- Covered parking

## Facilities



- Wi-Fi
- Air-conditioning (bedrooms only)
- Ceiling fans (bedrooms)
- TV
- DVD player
- Board games
- Adult bikes x 4
- Safes x 2
- Ipod docking station
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers x 2

## Location & Local Information

It is hard to imagine a better setting than the rolling hills of Tuscany for a getaway with friends or family. From this verdant spot you can access the local countryside, enjoying hikes through landscapes such as the Val di Chiana. Additionally, the home is situated close to an array of historic villages, many of which are under 10km away. You can also head out on day trips to Tuscan cities such as Arezzo which is 24km away or Siena which is 52km away.

The nearest village to the home is Lucignano which is a mere 5km away. The village is a romantic place which is enclosed by circular walls which protect the winding medieval streets. The best place to start exploring from is the main square, the piazza del Tribunale. The square houses a number of staggering medieval churches as well as a palace which now contains the town museum. Just outside of the walls you can also see the remains of a former Medici family castle and the 16th century sanctuary of the Madonna delle Querce. On top of the pretty streets and historic sites, Lucignano has a great range of shops and traditional trattorias where you can dine out in the evenings. Tuscany has an abundance of these character-filled, ancient villages; nearby you can also visit Monte San Savino, Sinalunga and Foiano. You could even spend every morning visiting a different village and never run out of things to see and do.

A little further afield is another lovely hilltop village called Cortona (30km away). This is a beautiful village which is in an elevated position set 500 metres high and overlooking the Val di Chiana below. Cortona has a bustling market, artisan shops and wide range of eateries which you can discover as well as some fantastic museums and historic attractions including ancient churches and the impressive Fortress del Girifalco.

In addition to sleepy hilltop villages this area of Italy also has a number of lively cities which are packed with amenities and cultural attractions. Arezzo is one of these villages and is set 24km away from the villa. Arezzo started life 1000 years ago as an Etruscan settlement but expanded over the centuries in to a wealthy and important stopping point on trading routes. A guided tour would be a brilliant way to see the city but if you would like to explore by yourself, make sure you see the defensive fortress, the National Museum of Medieval and Modern Art and the sumptuously frescoed Basilica of Saint Francis. After a busy day you will be spoilt for choice when looking for a spot for dinner as there are plenty of atmospheric restaurants with al-fresco tables where you can dine and watch the world go by.

If you don't mind driving a little further for a day trip then why not visit the magical city of Siena which is 52km away or enjoy a lazy beach day at Lake Trasimeno which is 35km away.



## Local Amenities

Nearest Airport	<b>Perugia (81km)</b>
Nearest Airport 2	<b>Florence (97km)</b>
Nearest Village	<b>Lucignano (5km)</b>
Nearest Restaurant	<b>Lucignano (5km)</b>
Nearest Supermarket	<b>Lucignano (5km)</b>
Nearest Golf	<b>Golf Club Valdichiana (18km)</b>
Nearest Tennis	<b>Lucignano (5km)</b>

## What we love

- Villa Badiola is located within a vast farm estate with a small number of homes, cattle pastures, olive groves, woodlands and rolling hills spanning 500 hectares
- This spacious former mill can sleep 10 guests across six light and airy bedrooms, making it a wonderful choice for a family break
- The vast garden is the perfect place to relax; why not read your favourite book in one of the hammocks or enjoy a refreshing swim in the private pool which is surrounded by fragrant flowers and towering trees
- Though the villa enjoys a peaceful rural setting, the nearest village of Lucignano is just 5km away. There are many more charming villages within easy reach as well as cities such as Arezzo (24km away) and Siena (52km away) making this a fantastic base for exploring Tuscany

## What you should know...

- Air-conditioning is featured in all of the bedrooms.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- Two of the bedrooms and one of the bathrooms on the first floor are located within a wing which is accessed separately. This layout could suit a small family wishing for a little privacy from the wider group. Please see the 'Features' tab for further details.
- In order to discover some of the villages and towns nearby, we recommend you bring a car as the home is rurally set within a large country estate.
- Please note that the use of any external caterers and/or contractors is not permitted.

# Terms & Conditions

- Security deposit: €300 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.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Extra cost, 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).
- 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.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per week will apply (payable locally).
- Smoking Allowed?: Not allowed.
- Pool opening dates?: The pool is open approximately mid-May to end of 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: Air conditioning is featured in the bedrooms only.
- Other Ts and Cs: A cot and highchair are available on request.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.
- Other Ts and Cs: When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.