

Villa Merlot

Region: Chianti & Arezzo **Sleeps:** 10

Overview

Located just outside the enthralling city of Florence, the splendid Villa Merlot presents a haven of luxury and serenity. This gorgeous property offers an unmatched experience that seamlessly fuses elegance with the breathtaking Tuscan countryside. With its impeccable interior, breathtaking exterior, and strategic location, it offers an unparalleled lifestyle that seamlessly merges countryside living with the vibrancy of nearby Florence and its surrounding treasures.

The villa boasts an impressive layout encompassing five bedrooms and five bathrooms, providing ample space for comfort. Moreover, here you can find a well-equipped kitchen, living room, and dining room. Each room is thoughtfully designed with meticulous attention to detail, creating an ambience that combines contemporary sophistication and timeless Tuscan charm.

Beyond the villa's walls, the exterior presents a mesmerising panorama of rolling hills, lush vineyards, and the iconic Tuscan landscape. The private garden offers the ideal escape, where one can unwind amidst the embrace of nature. The villa's focal point is its captivating terrace that affords breathtaking vistas of the surrounding beauty – an ideal spot to savour sunsets or relish al fresco dining in true Tuscan style. In addition, there is a beautiful outdoor pool and barbecue area provided.

Moreover, this home offers a sensational location. Within a 10-minute drive, you'll discover essential amenities such as markets, cafes, and restaurants, ensuring a seamless blend of comfort and convenience. Just a drive away, within 40 minutes, lies the heart of Florence, renowned for its historic charm, artistic treasures, and cultural richness. Wander through the cobble streets, marvel at iconic landmarks such as the Florence Cathedral and the Uffizi Gallery and indulge in delectable Tuscan cuisine at local trattorias.

The renowned Chianti wine region beckons for those eager to explore the Tuscan gems further afield. Immerse yourself in fine wines, picturesque vineyards, and captivating mediaeval towns. Furthermore, for those seeking to appreciate the tranquillity of this region's landscape, the nearby Fiesole, just 25 minutes away by car, offers breathtaking panoramic views from its hilltop vantage point.



Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Tennis Court • Ground Floor Bed & Bath • TV • Heating • 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

Interior & Grounds

Villa Interior (278m2)

Ground Floor

- Living room with sofas, armchairs, TV
- Kitchen fully equipped
- Dining room with garden access
- Guest WC
- Bedroom with queen-sized bed and ensuite with shower

First Floor

- 3 x Bedrooms with queen-sized beds and ensuite with showers
- Living room

Attic

- Bedroom with queen-sized bed and ensuite with shower

Outside Grounds

- Private pool (14 x 5m, depth: 1.5m)
- Sun loungers
- Terrace with outdoor furniture
- Barbecue
- Communal tennis court
- Parking (up to 3 cars)

Facilities

- WiFi
- Air-conditioning
- Heating
- TV
- Washing Machine
- Dishwasher
- Hairdryer
- Safe



Location & Local Information

Nestled in a picturesque spot just beyond Florence's bustling energy, Villa Merlot occupies an optimal location for an authentic Tuscan experience. In a mere 10-minute drive, guests can access local markets, cafes, and restaurants, delving into the region's vibrant culture. On top of this, within a 40-minute drive, the historical heart of Florence beckons. The awe-inspiring Florence Cathedral stands as a testament to architectural brilliance, while the Uffizi Gallery houses a mesmerising collection of Renaissance masterpieces.

Travel a little farther, and the Chianti wine region reveals its enchanting landscapes, offering wine-tasting escapades in charming towns such as Greve and Castellina. And for panoramic serenity, the hilltop haven of Fiesole awaits within a 25-minute drive, providing sweeping vistas over the Tuscan countryside.

For further exploration, the mediaeval town of Siena, renowned for its stunning Piazza del Campo and historic Palazzo Pubblico, is within a 1.5-hour drive. Whilst here, head to the remarkable Duomo di Siena, a masterpiece of Italian Romanesque-Gothic architecture. Pisa, with its iconic Leaning Tower, is approximately 1 hour away. Beyond the Leaning Tower, Pisa boasts a rich history and an array of historical sites, such as the Pisa Cathedral.

Local Amenities

Nearest Airport	Florence (40km)
Nearest Airport 2	Pisa (108km)
Nearest Village	Figline Valdarno (5km)
Nearest Restaurant	Figline Valdarno (5km)
Nearest Supermarket	Figline Valdarno (5km)
Nearest Train Station	Figline Valdarno (5km)
Nearest Golf	Golf (20km)



Nearest Town/City

Florence
(40km)

What we love

- Idyllic escape just a 40-minute drive away from Florence
- Sweeping vistas of the incredible Tuscan countryside
- Prime location for exploring the beautiful region of Tuscany
- The private garden offers the ideal escape, where one can unwind amidst the embrace of nature

What you should know...

- Due to the rural setting, a car is required at this property.
- 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.
- The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors.

Terms & Conditions

- Damage Waiver: A damage waiver of €149 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €2,500. Above €2,500 claims will be made to recoup the extra charges incurred to repair any damage.
- Arrival time: 4.00 p.m – 7.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, change of linen every 3 days.
- 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.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Flexible.
- Minimum stay: 7 nights. All other durations on request.
- Smoking Allowed?: No.
- Heating costs included?: Yes.
- 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.
- 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: 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: The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.