

Domus Area

Region: Chianti & Arezzo **Sleeps:** 19

Overview

If you are searching for a place to stay which offers all of the comfort and facilities of an exclusive hotel, but wish for the privacy and serenity provided by a private letting, Domus Area is the perfect choice! This spacious ten-bedroom home sits within 9 hectares of grounds, meaning there is plenty of room here to accommodate a group of up to 19 guests.

This beautiful home and expansive, leafy gardens and grounds can be used as a base for a memorable holiday with your extended family or a group of friends who wish to explore Chianti together. Alternatively, the house is also often booked as a venue for an intimate wedding or another special occasion and with the breathtaking Tuscan hills as your backdrop, you could not wish for a more amazing setting.

As you approach the villa through the private olive groves and undulating hills, you will find yourself at the traditional stone home, immersed in a stunning landscape. The house has stood here since the 17th century and the exteriors have barely changed in hundreds of years. Outside, the stone work and the terracotta tiles show the history of the home, while the interiors are a harmonious blend of old and new.

Inside, the villa has recently undergone extensive renovations, to bring the home up to date for the needs of the modern holiday-maker. While you will still see the original ceiling beams, exposed stone work and gorgeous wood-burners, these are paired with contemporary furnishings and high-quality fixtures and fittings to create an inviting home away from home.

As Domus Area is aimed at the larger group, you will be glad to hear that there is lots of space here, so you will not feel cramped. There are multiple living spaces, huge dining areas both inside and out and ten lovely bedrooms for you to choose from. The bedrooms are set over all three floors of the house; those with mobility issues should select the ground floor room which has an accessible shower. The first floor is where you can find the majority of the bedrooms; there are seven bedrooms on this floor, one of them is a small double which would be better suited to one person, while the other rooms boast king-sized beds or the option of a super-king bed or two twin beds. The final two bedrooms are on the second floor which has its own entrance, so serves as an independent apartment with its own kitchenette and living space, this floor would be great for a couple with their children.

In addition to the impressive array of bedrooms and living spaces, Domus



Area also has a games room which the children will love and for the adults there is an incredible spa area with a sauna, a hammam, massage area and a heated pool which is both indoors and outdoors, here you can indulge in some well-earned rest and relaxation.

Outdoors, the home just gets better as there is a wonderful garden with lawns, towering trees and beds filled with fragrant florals. You will have a selection of dining areas to choose from as well as outside living spaces where you can flick through the pages of your favourite book. Within the lawned spaces there is an additional swimming pool which is lined by cabanas and sun loungers.

When you wish to experience more of the local area, why not head out on a bike tour arranged by the home owners or follow one of the many pretty walking trails in the surrounding countryside. The area is also dotted with an abundance of idyllic villages such as Castellina in Chianti which is just 6km away.

If you would like to visit some of Tuscany's impressive, historic cities; you could spend a day visiting Siena and another day visiting Florence!

Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Tennis Court • Smart TV • Sauna/Steam • Wine Cellar • Indoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Allow Fireworks • Outdoor Ceremony

Interior & Grounds

Villa Interior (615m2)

Ground Floor

- Living room with sofas and Smart TV
- Sitting room with sofa, log-burner and wine cellar
- Kitchen with oven, hob, fridge freezer, dishwasher, toaster, blender, kettle and coffee machine
- Dining space with table seating 20
- Games room with games console, pool table, TV and board games
- Spa with indoor-outdoor heated swimming pool, hammam, sauna and massage area
- Bedroom with king-sized double bed, living space, TV, walk-in wardrobe and en-suite accessible bathroom with shower, sink and WC
- Laundry room
- Guest WC

First Floor

- 3 x bedroom with king-sized double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with small double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed or two twin beds, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed, living space, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed, TV and en-suite bathroom with shower, sink and WC

Second Floor

- 2 x bedroom with super-king sized bed or two twin beds, TV and en-suite bathroom with shower, sink and WC
- Living room with sofa and TV
- Kitchenette

Outside Grounds

- 9 hectares of organic land, olive groves and gardens
- Private swimming pool (16m x 7m, 0.7cm- 2.5m deep) open approximately May to October
- Covered al-fresco dining terrace
- Poolside cabanas and sun loungers
- Outdoor tables
- Outside sofas



- Woodburning pizza oven
- Parking
- Tennis court

Facilities

- Air conditioning
- Wi-Fi
- Spa facilities
- Smart TVs
- Iron and ironing board
- Board games
- Pool table

Location & Local Information

Domus Area is ideally situated for a country escape where you can spend your days trekking through the nearby hills, sampling delicious wines and wandering the streets of sleepy Tuscan villages. With 9 hectares of verdant grounds enveloping the home, you will be able to make the most of this tranquil setting with your loved ones.

Surrounding the villa is a wealth of private organic farmland and centuries-old olive groves where you can enjoy relaxing walks and scenic picnics together. You are also well-placed for heading out in to the wider countryside and woodlands. If you are a wine-lover, you must make time to visit the home owner's winery which is a short drive away. This gorgeous, historic vineyard has vast wine cellars which were used in WWII as bomb shelters. You can take tours of the cellars and grounds and take part in tastings guided by the owners and even dine within a private restaurant at the winery.

Though the villa is located within a rural setting, you will not need to travel far to pick up some groceries or pop out for a coffee. There are many little villages and charming towns here, the closest is Castellina in Chianti which is a mere 6km away. This atmospheric village hails from the Etruscan era and was rebuilt a number of times due to battles over the centuries. Today most of the buildings are medieval and the village is still laid out in a fortress-like shape on a hilltop overlooking the countryside. There is plenty to see here for a village; there are ancient churches, an archaeological museum and a good range of shops and restaurants. You can also explore a fascinating underground tunnel where there are more shops hidden away.

There are many more villages and towns you can visit in the area, including Radda in Chianti which is a larger town, enclosed in its original walls. Radda in Chianti is 15km away from the villa. The town has a long history and once served as the headquarters for the Chianti League in the middle-ages. In town you will find the impressive town hall which is a former palace, the town walls and a great selection of shops and eateries. You can also take part in cookery classes here, explore medieval castles or visit the rather unique Cashmere goat farm!

On top of discovering the charms and attractions of Chianti, you are also situated within driving distance of Siena and Florence, Tuscany's most beautiful cities. Siena is the closest of the cities at just 28km away from the villa. Some of Siena's highlights are the Gothic town hall and the ornate cathedral, but you can enjoy a splendid day just strolling around this breathtaking city. Florence is further out at 48km away but is a must-visit city for those interested in art or history.



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Local Amenities

Nearest Airport	Florence Airport (60 km)
Nearest Airport 2	Pisa Airport (101 km)
Nearest Train Station	Poggibonsi Train Station (11 km)
Nearest Village	Castellina in Chianti (6 km)
Nearest Golf	Abbadia Golf (17 km)
Nearest Tennis	Associazione Sportiva F. C. Castellina in Chianti (8 km)
Nearest Restaurant	(>8 km)
Nearest Town	Florence (60 km)

What we love

- Domus Area is recently renovated, luxury villa, nestled in the Chianti hills.
- Every morning you can tuck in to a delicious Tuscan breakfast either indoors or on the terrace overlooking the breathtaking local countryside.
- With 10 boutique-style bedrooms, a sumptuous spa area and open-plan living spaces, Domus Area is a gorgeous home away from home where you can enjoy a trip with family or friends.
- Outdoors, the home is wrapped in 9 hectares of private land, olive groves and gardens where you will find swimming pools, dining areas and stunning views.
- This historic home is the perfect base for exploring the countryside and the nearby villages such as Castellina in Chianti which is 6km away.

What you should know...

- If any of your party struggle with stairs, they could opt to use the ground floor bedroom which also offers an accessible bathroom.
- The second floor of the home boasts two spacious bedrooms and its own living space with kitchenette, it also has independent access so could be used by a family as a private apartment away from the rest of the group.
- There are plenty of extras you can book while staying here, including a private chef, yoga classes, massages, a driver and a bartender.
- Due to the rural setting, you will require a car. There is lots of on-site parking.

Terms & Conditions

- Security deposit: €5000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- 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.
- Tax: Italian Visitors Tax is included.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 3 nights. All other durations on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Internet access?: Wi-Fi internet access included.
- Smoking Allowed?: Outdoor only.
- Pool opening dates?: The pool is open approximately May to 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: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.