

# Villa Silla

Region: Tuscany Sleeps: 10

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## Overview

Comprising of two rustic stone houses, built in the 18th century, Villa Silla is a beautiful, typically Tuscan home which is the ideal base for a group of up to ten guests. The two independent dwellings are just a stone's throw away from each other and share leafy grounds, making it a great choice for two families or a group of friends travelling together. While staying here, you can truly unwind in the home and garden and also make use of the brilliant range of amenities within the estate where the villa is located.

Nestled within holm and oak forests and open pastures, sitting by the side of a pretty stream, Villa Silla enjoys a tranquil setting where you are sure of a holiday filled with days of rest and relaxation listening only to the sounds of the birds in the trees and the flowing water of the stream. The villa is one of just a handful of homes which lie within the boundaries of this privately owned estate and there is plenty of space between the home and facilities here meaning you can enjoy your privacy.

The two buildings are lovely, stone homes which are in-keeping with the local surroundings. Though they are hundreds of years old, the interiors are bright and welcoming with all the modern touches you could wish for on holiday. Here, air conditioning and Wi-Fi are available alongside original features such as open fireplaces and the original wooden beams. The dwellings are each styled in a way that befits the age of the home, while offering comfortable bedrooms and beautifully decorated living spaces to guests.

The main villa is set over two floors; on the ground floor you will find an attractive living room with comfy sofas and armchairs gathered around the fireplace and a TV where you could watch a film together in the evenings. There is also a well-equipped kitchen on this floor and a formal dining room. Upstairs, the house has three bedrooms; there is one bedroom with an en-suite bathroom and another two which share a spacious bathroom with an inviting bathtub.

The other house is just a few paces away, next to the stream; this is a two-bedroom property with its own open-plan kitchen and living room. Wherever you sleep at Villa Silla, you are sure of a restful night and there is plenty of space indoor and out for your party to gather over meals or drinks when you wish.

Outdoors, the garden offers a refreshing infinity pool, al-fresco dining areas with stunning views and sweeping lawns where the kids can play. The garden



then leads out in to the walking trails, Merlot vineyards and olive groves of this privately owned estate. Guests can wander around the organic farmland and enjoy scenic picnics wherever they wish.

When you wish to dine out; whether you fancy a fine dining meal or a local pasta dish, both options can be found in the two on-site restaurants. After dinner you can stay for drinks at the estate's bar. In the day time here, you can make the most of the amazing facilities and amenities such as a golf course, tennis courts, cycling trails and horse-riding sessions. You can even shop for gifts in the quaint shops in the hamlet or book an indulgent spa day. If you wish to try a more unique experience, why not try truffle hunting, pizza making or outdoor yoga!

As well as all of the things to can do within the estate, you are also well-located for discovering the nearby hilltop villages and incredible cities such as Siena and Florence. There is something for everyone in the heart of Tuscany.

## Facilities

Wellness • Vill'otel (Like a Hotel!) • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Tennis Court • Smart TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Heating • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic



# Interior & Grounds

## Villa Interior (270m2)

### Main Villa

#### Ground Floor

- Living room with sofas, armchairs, fireplace, TV
- Dining room with garden access, table seating 10 and fireplace
- Kitchen with two tables, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee maker

- Guest WC

#### First Floor

- Bedroom with two twin beds or double bed an en-suite bathroom with shower, sink, bidet and WC
- 2 x bedroom with two twin beds or double bed
- Bathroom with bath, shower attachment, bidet, sink and WC

### Annexe

#### Ground Floor

- Living room with sofa, armchairs and wood burner
- Kitchen with oven, hob, fridge freezer, microwave, toaster, juicer, kettle and coffee maker
- Guest WC

#### First Floor

- 2 x bedroom with two twin beds or double bed
- Bathroom with bath, shower attachment, bidet, sink and WC
- Bathroom with shower, sink, bidet and WC

### Outside Grounds

- Private infinity pool (3.8m x 6m, 1.5m deep) open approximately mid May-mid September
- Garden with lawns and stream
- Al-fresco dining areas
- Seating area with pergola
- Poolside sun loungers
- Barbecue
- Parking

### Facilities



- Air conditioning
- Wi-Fi
- Flatscreen TV
- Washing machine
- Iron and ironing board
- Children's books and games

## Location & Local Information

Villa Silla enjoys the perfect location; set within the expansive grounds of an exclusive, privately owned agricultural estate in the countryside between the cities of Florence and Siena, it is hard to imagine a better location for your Tuscan break.

Guests of the estate have access to plenty of sporting facilities, outdoor space, shops, restaurants and even a spa. With so much to see and do in the few kilometres around the home, you could spend your whole holiday on the estate if you wish to truly unwind and spend quality time with your nearest and dearest. If you wish to see more of the local area, you can make the most of the idyllic countryside and head out on bike rides, horse rides or even book a hot air balloon flight over the patchwork of Tuscan hills and fields. If you are a nature lover, why not spend a day at a magical lake called Lago di San Cipriano which is 30km from the home and is enveloped by woodland walking routes and picnic spots.

If you are more interested in Tuscany's cafe culture and history, there are a wealth of villages, towns and cities for you to discover, some on your doorstep and some a little further out. The closest village to Villa Silla is around 2km away with a lovely wooded setting. The village has a good range of shops and a selection of eateries for you to choose from. Hailing from the Roman era, you can also stroll the historic streets and take in the sites such as the 11th century San Giustino church and the Roman bridge. The village also has access to Valle dell'Inferno e Bandella which is a large nature reserve.

Another enchanting village you could visit is Gaiole in Chianti which is 37km away. If you are searching for a typically Tuscan village, then this is it! This beautiful place has even been named as one of the best places to live in all of Europe. The village is a delightful place to pass an afternoon looking around the shops and sipping a coffee in a street-side café. You can also explore the area around the village which has great cycling routes and five castles you can visit!

You will find a much wider range of shops, cafes, bars and restaurants in the town of Arezzo which is 21km away. While the incredible Tuscan cities of Florence and Siena, are each around 60km away and are absolutely packed with art, history and culture.



## Local Amenities

|                 |  |
|-----------------|--|
| Nearest Airport | <b>Aeroporto Amerigo Vespucci - Florence<br/>(74 km)</b> |
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| Nearest Airport 2     | <b>Pisa International Airport<br/>(140 km)</b> |
| Nearest Train Station | <b>Montevarchi-Terranuova<br/>(20 km)</b>      |
| Nearest Village       | <b>(2 km)</b>                                  |
| Nearest Town          | <b>Arezzo<br/>(21 km)</b>                      |
| Nearest Bar/Pub       | <b>Inside the Villa</b>                        |
| Nearest Golf          | <b>Within the property</b>                     |
| Nearest Tennis        | <b>Within the property</b>                     |
| Nearest Supermarket   | <b>(&gt;3 km)</b>                              |

## What we love

- Villa Silla lies with ancient oak forests just 2km away from the main amenities of the private estate it belongs to.
- With five bedrooms available over two neighbouring buildings, this historic home is perfect for two families travelling together or a group of friends.
- Outdoors, the villa boasts a beautiful leafy garden with a private swimming pool and access to the wider estate.

## What you should know...

- Villa Silla comprises of two buildings; one of these has three bedrooms and the other has two. This set up offers a degree of privacy to two different family groups travelling together.
- It is possible to add extra beds in to some of the rooms for children, though the maximum capacity of the home will still be 10 guests.
- As the house is rurally located, you will need a car to get around the estate and to discover the charms of Tuscany.



# Terms & Conditions

- Security deposit: Credit card preauthorization is required by the owner upon arrival.
- Arrival time: After 3.00 p.m.
- Departure time: Before 10.30 a.m.
- 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.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- Pool towels included?: Yes.
- Minimum stay: 3 nights or 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a supplement might apply.
- Smoking Allowed?: Not allowed.
- Internet access?: Wi-Fi internet access included.
- 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.
- Pool opening dates?: The pool is open approximately Mid-May to 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner.