

Villa Agna

Region: Tuscany Sleeps: 8

Overview

Sitting in the undulating Tuscan hills, directly between the incredible cities of Florence and Siena, Villa Agna is a splendid choice for those searching for a home from home. Set within the private grounds and vineyards of an ancient, private estate, the villa offers a peaceful setting along with a great range of on-site facilities.

You will approach the villa through over 1000 hectares of organic farmland where honey, olives, wine and a range of vegetables are farmed. The vast estate has a focus on sustainability, striving to use organic materials, solar panels and seasonal foods throughout the shops, homes and eateries here.

The house itself is one of a number available on the estate and can sleep eight guests. As well as having access to the wider grounds and the Merlot vineyard, the home has its own oasis-like garden with sweeping lawns and fragrant flower beds, plus views over the surrounding countryside. Indoors, the home is traditional, warm and welcoming in style; with antique furnishings, comfy sofas and sumptuously decorated bedrooms. Though the interiors are quite traditional, they are bright and airy and fitted with all of the modern facilities that holiday-makers need, such as air-conditioning, flatscreen TVs and Wi-Fi.

The main living spaces are located on the ground floor; there is a lovely living room with sofas gathered around a fireplace, a dining room with an antique table and doors on to the garden, plus a fully-fitted kitchen with everything you need for preparing meals or snacks. Three of the bedrooms are located on the first floor and can be set up as a double room or a twin room, whichever suits the needs of your party. Each room also has an en-suite bathroom. The final bedroom is set in a separate pool house in the garden, this is a delightful space with its own bathroom and terrace, a really romantic spot for a couple.

In addition to the gorgeous home and gardens, guests will have access to a huge range of facilities and activities. You can dine in two on-site restaurants, followed by drinks in the bar. Maybe you would like to book a relaxing spa day at the estate's spa or even play a round of golf with your friends. You can even try a truffle hunting walk, a cookery class or a sports class such as a yoga. The estate even has a small range of shops which lie in a medieval hamlet, here you can shop for well-made artisan crafts and goods.

Due to the fantastic location, you are well-placed for exploring many of Tuscany's delights; from the small villages in the hills to the ancient cities such



as Arezzo, Florence and Siena. You will never be bored during a stay at Villa Agna!

Facilities

Wellness • 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 • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Working Fireplace/Woodburner • 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 (350m2)

Main Villa

Ground Floor

- Living room with two sofas, fireplace and TV
- Dining room with table seating six
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine

First Floor

- Sitting room
- 3 x bedroom with double bed or two twin beds, arm chair and en-suite bathroom with bath, shower, sink and WC

Pool house

- Bedroom with terrace access and double-sized bed
- Bathroom with shower, two sinks and WC

Outside Grounds

- Private swimming pool (6m x 12m, 1.4m deep) open between May and mid-September weather dependent
- Leafy garden with lawns, flower beds and vineyards
- Covered dining terraces
- Poolside sun loungers and parasols
- Barbecue on request
- Parking

Facilities

- Air conditioning
- Wi-Fi
- Flatscreen TV
- Board games and books
- Iron and ironing board



Location & Local Information

Lying within breathtaking countryside and Merlot vineyards, a few kilometers away from the heart of the rest of the facilities which make up this exclusive estate, Villa Agna is ideally located. Whilst staying here you can enjoy true rest and relaxation, while also being well-placed for accessing the facilities of the estate plus nearby villages!

Villa Agna is the ideal choice for those looking for a tranquil escape to the heart of Italy. With endless walking trails, cycling routes and a wealth of natural sites enveloping the home, nature lovers will be in for a treat. While staying at the home, there are lots of extra experiences and tours you can book through the concierge team, these include lots of activities out in nature such as wine tastings, truffle hunts, horse riding and sporting activities. If you would like to spend a magical day outdoor with your party, then a day trip to Lago di San Cipriano which is 30km away would be a great idea. The lake is surrounded by green pastures and walking routes and is a good place to spend the day picnicking and bird-watching.

Though the house enjoys a rural location, you will not be isolated here. As part of the estate, there are two restaurants, a bar, a golf course, a wonderful spa and even a medieval hamlet which is home to a selection of artisan shops. When you do wish to get out and see some of the authentic local villages, the closest are within a few minutes drive. As it is surrounded by agricultural land and olive groves, the village is a good place to shop for delicious local products such as wines, olive oils and fresh vegetables for your evening meals. You can also potter around the ancient streets, visit the 11th century church and dine out here in one of the cafes or restaurants.

Arezzo is another place you can visit and is 21km away by car. This lovely town is over 1000 years old and began as small Etruscan settlement. After becoming an important rest point on trading routes, the town expanded and became rather wealthy. There is lots to see and do here including the array of shops and restaurants, the fortress and the National Museum of Medieval and Modern Art. Make sure to also get a look at the staggering frescoes in the Basilica of Saint Francis. There are lots of amazing guided tours you could take while in town too, then you can finish your day off with an al-fresco dinner in one of the bustling squares.

It would be a shame to holiday in Tuscany and not visit Siena or Florence! Siena is 61km away from the villa and is a must-visit city. History-lovers will be truly spoiled here as you visit the impressive Duomo Cathedral and the Palazzo Pubblico. If you visit in the summer months you can also watch the Palio di Siena which is an ancient horse race held through the streets of the city! Florence is just as amazing and is a haven for art lovers as it is home to world class galleries and museums, but is also just a wonderful place for a wander and a spot of shopping. Florence is 62km away, so with both cities



around an hour's drive away, you may wish to visit both.

Local Amenities

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

What we love

- Villa Agna is set in idyllic countryside close to the rest of the estate, meaning you will have complete tranquillity but be in easy-reach of the estate's facilities.
- Every morning you can tuck in to a delicious breakfast which will be delivered to your home.
- This lovely home boasts four bedrooms all with en-suite bathrooms, so is perfect for a family holiday in Tuscany.
- When you wish to visit some of the local sights, the closest village is 2km and the historic city of Arezzo is 21km away.

What you should know...

- Guests will need to arrive by car due to the peaceful rural setting.
- One of the bedrooms can be found in the pool house, this offers some privacy to guests who choose this bedroom.
- While staying here you are able to book plenty of extra services and classes to make your holiday even more magical.
- An extra bed can be added to one of the bedrooms, though the maximum capacity of the house is always eight guests.
- Villa Agna is powered by solar panels, which fits in with the eco friendly mission of the estate.

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.