

# Villa Bocaccio

Region: Tuscany Sleeps: 10

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## Overview

Villa Bocaccio is a centuries-old home sitting amidst the rolling countryside and woodlands of Tuscany. Looking out over the breathtaking Val d'Orcia, this traditional stone home is the perfect place to stay for those wishing to explore both the countryside and towns that Tuscany has to offer. As the home can sleep up to ten guests, it is well-suited to a large family or a group of friends.

The villa is a historic home which was built with the local Radicofani stone long ago. The building has plenty of space as it is set over three floors. Within the last few years, the villa has been extensively renovated to bring it up to date, to meet the needs of modern families. The renovations have been carefully and tastefully carried out so that the original features and materials have been preserved. In addition, the home has been beautifully decorated throughout with a blend of contemporary interior design, high-quality furnishings, antiques and art works which have been collected by the owners from around the world. All of these details work together to create a unique house which is a wonderful base for your holiday.

As you enter the house on the ground floor, you will see the incredible staircase which weaves through the home like a vast sculpture. The ground floor has a large living room with sofas and armchairs gathered around a fireplace and a TV with Sky channels. The dining room is a lovely space with a large scenic mural on the walls and wooden beams on the ceiling, this is an atmospheric place for dinner with your loved ones. You can prepare your meals in the country-style kitchen which is equipped with all you will need for making snacks or meals. Also, on this floor there is one of the five bedrooms; a double room with an en-suite bathroom fitted with both a shower and a tempting bathtub. This room is great for those who struggle with stairs.

On the first floor there is another living room with a sofa and a TV, followed by two more bedrooms. One bedroom has a double-sized bed and a bathroom with a bath, plus shower, while the other room has a double bed, and an additional single bed, suited to those with a child, this room has an en-suite shower room. The second floor is also home to a living room and two bedrooms; one double and one room with two twin beds.



Outdoors, you can unwind and make memories with your friends and family in the garden which covers 10 hectares of land. Gazing out from the garden, you can soak in the amazing views over the Val d'Orcia while you dine al-fresco under the covered pergola or as you swim in the private swimming pool.

The centre of the village of Radicofani is just a short stroll away from the home. This gorgeous medieval centre has everything you could need on your break and you do not even have to get in your car to visit. The winding streets and charming Piazzetta's are filled with little stone homes, shops and restaurants. With the streets dotted with floral displays and fountains, this is a serene place to enjoy your morning coffee.

Radicofani is not the only village and town you can visit; in the local area you can also explore the village of Sarteano and the town of San Casciano Dei Bagni which are both 18km away. Further afield, you are able to spend lazy days on the beaches and take boat trips at Lake Trasimeno and which is 47km away. Guests can even drive out to the enchanting city of Siena, a real highlight on a holiday to Tuscany which is a 73km drive from Villa Bocaccio.

## Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • Fenced Grounds • Parking Space • Rural Location • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (400m2)

### Ground Floor

- Living room with sofas, armchairs, TV and fireplace
- Dining room with table seating 8
- Fully-fitted kitchen with oven, hob, dishwasher, microwave, toaster, blender, kettle and coffee maker
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC
- Guest WC

### First Floor

- Sitting room with sofa, TV
- Office space with sofa and desk
- Bedroom with private terrace, double-sized bed and en-suite bathroom with bath, shower, sink and WC
- Bedroom with double-sized bed, single bed and en-suite bathroom with shower, sink and WC

### Second Floor

- Sitting room with sofa and TV
- Bedroom with double-sized bed, walk-in wardrobe and en-suite bathroom with bath, shower, sink and WC
- Bedroom with two single beds, walk-in wardrobe and en-suite bathroom with shower, sink and WC

## Outside Grounds (3500m2)

- Gated landscaped gardens
- Private swimming Pool (12m x 4.5m, 0.8-1.5m deep) open approximately March to October
- Large covered terrace with outdoor sofas
- Al-fresco dining tables
- Pool side sun loungers and parasols
- Small tables and chairs
- Barbecue
- Parking

## Facilities

- Wi-Fi- Air conditioning in all rooms, and living room
- Laundry room with washing machine and dryer
- Sky TVs- DVD player



- Bluetooth speaker
- CD player
- Iron and ironing board
- Fitness equipment

## Location & Local Information

Sitting at the edge of the medieval, hilltop village of Radicofani, overlooking the Val d'Orcia, Villa Bocaccio offers a fantastic location for those wishing to explore Tuscany from an idyllic base.

Close to the house, you will have access to the ancient Via Francigena pilgrim trail, which you can now follow through undulating hills and scenic pathways. Whether you would like to go on a gentle circular walk around the town or would prefer to hike or cycle along a lengthy route, this is a great setting for getting out in nature. This area is also renowned for its wine which you can sample on tours of vineyards such as Tenuta del Trinoro which is 14km away. In close proximity, you can also gaze at the night's sky at the local observatory or hire bikes, there is lots to see and do here.

Embarking on a journey through the enchanting region of Tuscany, nestled in the heart of Italy, promises an unforgettable experience for those fortunate enough to stay in one of our splendid villas.

Enjoy a journey to Pienza, a UNESCO World Heritage site renowned for its Renaissance architecture. Stroll through the charming streets and indulge in the local Pecorino cheese, a culinary delight that reflects the region's gastronomic excellence. Montepulciano, famous for its Vino Nobile wine, is a must-visit destination for wine enthusiasts. The picturesque town boasts ancient cellars and vineyards, where you can partake in wine tastings while absorbing the stunning Tuscan landscapes.

In Montalcino, the birthplace of the illustrious Brunello wine, immerse yourself in the art of winemaking as you explore the town's historic vineyards and wine cellars. The beauty of Monticchiello, a medieval village untouched by time, lies in its rustic simplicity and warm hospitality.

San Casciano dei Bagni, celebrated for its thermal springs, invites you to unwind and rejuvenate in its luxurious spas. The soothing waters amidst idyllic surroundings create an oasis of relaxation. Furthermore, San Quirico D'Orcia, a charming town with a medieval core, beckons with its historical monuments and serene ambiance. Explore the Collegiate Church of San Quirico and lose yourself in the tranquility of its ancient streets.

Bagno Vignoni, a unique village with a central square filled with thermal waters, provides a distinctive bathing experience. Immerse yourself in the therapeutic warmth while admiring the architectural beauty that surrounds you. Include in your journey a stop in Buonconvento, a medieval hamlet with well-preserved walls and gates. Wander through its cobbled streets and absorb the timeless charm of this quaint settlement.



## Local Amenities

Nearest Airport	<b>Perugia Airport (90 km)</b>
Nearest Airport 2	<b>Florence Airport (157 km)</b>
Nearest Train Station	<b>Chiusi Stazione (32 km)</b>
Nearest Village	<b>Radicofani</b>
Nearest Town	<b>Siena (73 km)</b>
Sightseeing	<b>Lake Trasimeno (51 km)</b>
Nearest Bar/Pub	<b>(&gt;3 km)</b>
Nearest Golf	<b>Circolo Tennis (19 km)</b>
Nearest Beach	<b>Albinia (95 km)</b>

## What we love

- Villa Bocaccio is a beautiful, historic stone home which has recently undergone full renovations.
- With five warm and welcoming bedrooms over three floors, the home has space to accommodate 10 guests.
- Outdoors, there is a garden spanning 10 hectares; out here there are covered terraces offering incredible views and an inviting private swimming pool.
- When staying at Villa Bocaccio, you will have easy access to the amenities of the lovely village of Radicofani.

## What you should know...

- As the feature staircase has no hand-rail, the home is not recommended for very young children.
- One of the bedrooms has an additional bed which would suit a child.
- Though the house is set in Radicofani, you will have plenty of amenities on your doorstep but you will need a car to visit other parts of Tuscany.

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Between 4 p.m. and 7 p.m.
- Departure time: 10 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes, with weekly change.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes and mid-stay cleaning also included. 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 payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Stag & Hen Do's Allowed? : Not allowed.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately March 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.