

Villa Volterra

Region: Lucca & Pisa **Sleeps:** 6

Overview

In the heart of the serene Tuscan countryside, a newly constructed home unfolds, comprising three interlinking buildings that seamlessly marry historical charm with contemporary elegance. This three-bedroom home is the perfect escape for six friends or a family.

The main building, an original historic farmhouse, captivates with exposed stone walls, vaulted ceilings, and rustic wooden beams, exuding timeless character. Adjacent to this period gem, two modern additions showcase sleek design, clean lines, and expansive windows framing the verdant garden. Meticulously crafted with the finest materials, this residence offers a harmonious blend of old-world charm and modern sophistication.

The ground floor offers guests ample communal spaces for shared moments. The main living area is a wide-open space with doors that open onto the garden, a generous L-shaped sofa by the satellite TV, and a superb, fully-fitted kitchen exuding elegance and functionality. A formal dining space with six chairs awaits just next door, providing an idyllic setting for intimate gatherings.

This residence offers three inviting bedrooms when you desire a restful night's sleep. Each bedroom has a double-sized bed with crisp linens and bright, airy decor, creating a tranquil atmosphere. Every bedroom is complemented by its dedicated shower room. Two of these comfortable rooms are conveniently located on the ground floor. At the same time, the third is situated on the first floor, adjacent to a remarkable gym for those who do not want to miss out on their usual workouts.

Surrounded by an expansive garden, this home provides panoramic views of the picturesque Tuscan hills. Embrace the opportunity to swim in the private pool or unwind in the inviting jacuzzi. The outdoor space is thoughtfully designed with dining tables, covered lounge areas, and sun loungers. Throughout the garden, lush lawns and towering trees enhance the overall feel and create a leafy oasis.

This rural location is a great place to stay for those wishing to get away from the stresses of day-to-day life. Here, you can relax and enjoy the incredible countryside surrounding the home. Walking routes, biking trails and pretty picnic spots can be found on your doorstep, while traditional hillside restaurants are dotted around.

When you fancy visiting one of the many Tuscan towns, Volterra is a fantastic choice. This Etruscan, walled town is around 12km away and is packed with



historic attractions, cafes and restaurants.

Facilities

- Private Pool • Ideal for Babies & Toddlers • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • Gym/Fitness Room • Heating • Fenced Grounds • Parking Space • Rural Location • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interior(250sqm)

Ground Floor

- Open-plan room with garden access, fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine. Plus, Living space with a sofa and TV
- Dining room with table seating 6
- TV lounge with sofa, armchair and TV
- 2 x bedroom with garden access, double-sized bed, desk and en-suite bathroom with shower, sink, bidet and WC
- Bathroom with shower, sink, bidet and WC
- Workspace
- Laundry room

First Floor

- Bedroom with double-sized bed and armchair
- Gym with fitness equipment
- Bathroom with shower, sink, bidet and WC

Outside Grounds (8000m2)

- Large garden with rural views
- Private swimming pool (7m x 14m, 0.8-1.6m deep) open year-round(heated on request, heatable up to 24 degrees)
- Jacuzzi
- Al-fresco dining tables
- Covered living space
- Sun loungers and parasols
- Barbecue
- Outdoor shower
- Parking

Facilities

- Air conditioning
- WI-FI
- Satellite TVs
- Fireplace
- Gym equipment
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers
- Wine cellar



- Ice maker

Location & Local Information

Villa Volterra is located in a desirable setting deep in the heart of Tuscany. Enveloped by lush green hills, within easy reach of idyllic villages and historic sites, this is a beautiful spot for a relaxing trip.

This locale provides an ideal retreat from the bustling pace of daily life. Situated in an authentic and tranquil corner of Tuscany, you can unwind and fully immerse yourself in nature. Near the house, opportunities abound for invigorating hikes through the valleys, morning runs along serene rural lanes, or exploring the landscape on rented bicycles. Outdoor enthusiasts will find horseback riding and tennis facilities within a 15km radius, while an excellent golf course awaits just 25km away.

Should you desire to savour delectable meals or delve into the rich history of this ancient region, consider visiting the charming town of Volterra, conveniently located just 12km away. Volterra is nestled within its original Etruscan defensive walls and further enveloped by medieval fortifications. Volterra is one of Italy's oldest towns, boasting a history spanning over a millennium. While here, you can meander through its picturesque streets adorned with local craft stores, fresh produce markets, and preserved alabaster carvings. The town has many inviting cafes and restaurants for a leisurely lunch or dinner. Volterra also showcases numerous historic sites, including Roman ruins, the impressive Palazzo Viti, the Palace of the Priors, and a commanding cathedral. Museums and galleries provide a cool respite during summer afternoons.

Also near the home lies the postcard-worthy hill town of San Gimignano, renowned for its atmospheric centre and iconic towers offering breathtaking panoramic views of the surrounding area, a mere 18km away. For those willing to venture a bit farther for a delightful day out, the enchanting city of Siena awaits, just 54km away, promising a wealth of cultural experiences and historical landmarks.

Though Tuscany is renowned for its lush, undulating terrain, it is equally celebrated for its picturesque coastline adorned with long sandy beaches. For a delightful beach day, various options await approximately 55km from the villa. Within an hour's drive, you can bask in the sun on a secluded cove or build sandcastles along an expansive shoreline.

Local Amenities

Nearest Airport	Pisa (68km)
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Nearest Airport 2	Florence (75km)
Nearest Train Station	Volterra (14km)
Nearest Town	Volterra (12km)
Nearest Restaurant	(10km)
Nearest Supermarket	(10km)
Nearest Town/City	Florence (75km)
Nearest Tennis	(32km)
Nearest Golf	Castelgalfi (26km)

What we love

- Villa Volterra is a newly built home where cutting-edge design works in harmony with the stunning surrounding landscape
- With three beautiful bedrooms each with an en-suite bathroom, the home is ideal for up to six guests
- This home is perfectly set up for outdoor living as the grounds of over 8000m² boast a large private swimming pool, jacuzzi and al-fresco dining areas
- From the garden, you can see the rolling countryside and look out over the walled town of Volterra, which is 12km away

What you should know...

- The inviting swimming pool can be heated upon request for an additional charge
- Due to the countryside location, you will need to arrive by car
- Guests should be aware that the nearest shops and amenities are around 10km away
- The pool is not fenced, so children should be supervised when outdoors.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- Weddings, stag/hen parties and any special events are not allowed.
- 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.

Terms & Conditions

- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Security deposit: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- 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.
- Linen & towels included?: Yes, weekly change.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Yes.
- Energy costs included?: Yes.
- 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.
- Pool heating charge?: Extra €700 per week, payable locally. Heatable up to 24 degrees. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Smoking Allowed?: Not allowed.
- 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 towels included?: Yes.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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