

# Villa Bastiano

Region: Chianti & Arezzo Sleeps: 10

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## Overview

Nestled in the heart of Tuscany, the enchanting Villa Bastiano offers an authentic farmhouse retreat with breathtaking panoramic views of the lush valleys and vineyards below. The three-story stone residence showcases many original features, from beamed and vaulted ceilings to a grand stone fireplace and warm terracotta floors. This is a wonderful home which can sleep 8-10 guests in comfort.

You will find a beautiful blend of original features and modern décor as you enter the villa. The ground floor hosts a spacious living room with inviting sofas, armchairs, and a TV seamlessly connected to the elegant formal dining room. The modern kitchen is just around the corner and has conveniences like an ice dispenser, dishwasher, and coffee machine for preparing your morning coffee to be sipped on the terrace.

Ascending to the second floor reveals an additional living room, a delight during cooler Tuscan months, boasting cosy sofas surrounding a vast open fireplace. This floor also houses four bedrooms, including the romantic main suite with a double bed and en-suite bathroom. Two more double rooms and a twin-bedded room share access to two contemporary shower rooms; all rooms have crisp white linen and garden views. For additional guests, a quaint tower room features a comfy sofa bed or could be a serene reading space.

As you step outside, you will find yourself in the meticulously manicured 1500m<sup>2</sup> gated grounds, where the captivating views set the scene for an unforgettable stay. The private swimming pool invites refreshing dips, while the full-sized tennis court offers active entertainment. Embrace alfresco living by cooking up delectable meals on the barbecue and devouring them on the covered terrace, surrounded by the beauty of the verdant countryside. This farmhouse seamlessly blends traditional charm, modern comfort, and stunning outdoor amenities for an idyllic Italian experience.



Just a stone's throw away from the house, you can access scenic trails for peaceful walks or lengthy hikes. At the same time, plenty of sporting opportunities such as horse riding, mountain biking, and even paragliding can be found locally.

Lovers of history and culture will be thrilled to learn that you are in the heart of Tuscany, close to many incredible villages, towns and cities. Whether you visit the tiny village of Lecchi, which is 4km away, or take full-day trips to the city of Siena, which is 30km away, there is something here for everyone's tastes.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Air-Con • Pets on Request • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Tennis Court • Satellite TV • Heating • High Chair(s) • Parking Space • Rural Location • Tennis Nearby • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Features

### Villa Interior

#### Ground Floor

- Living room with garden access, sofas, armchairs and TV
- Dining room with garden access and table seating 8
- Fully-fitted kitchen with island, fridge freezer, hob, oven, dishwasher, kettle, toaster and coffee machine
- Laundry room

#### First Floor

- Living room with sofas and fireplace
- Suite with double-sized bed, stairs to tower room with double-sized sofa bed and en-suite bathroom with shower, sink and WC
- 2 x bedroom with double-sized bed
- Bedroom with two single beds
- 2 x bathroom with shower, sink and WC

### Outside Grounds (1500m2)

- Large fenced garden with trees and lawns
- Private swimming pool (12m X 6m, 1.2m- 2.7m deep) open from May to the end of October
- Tennis court
- Covered dining terrace
- Poolside sun loungers
- Outdoor shower
- Barbecue
- Parking

### Facilities

- Air conditioning
- WI-FI
- TV
- Fireplace
- Baby equipment
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



## Location & Local Information

If you are looking for the ideal base for exploring the beautiful Chianti region in Tuscany, Villa Bastiano is a fantastic choice. This recently restored historic home is a haven for exploring charming local villages and vineyards. The villa is surrounded by lush countryside and offers tranquillity amidst olive groves and fragrant fruit trees, providing a serene backdrop for your Italian escape.

Though the house is enveloped in the countryside, you will not be isolated here. Just 4km away lies the quaint village of Lecchi in Chianti, a perfect starting point for scenic walks and cycling through hillside trails bordered by ancient oak trees. Explore the village's thousand-year-old charm, discover cosy coffee shops, and find essentials at the small supermarket. Lecchi also offers access to natural spring pools in the nearby forests, ideal for a refreshing swim on warm days.

As well as being littered with vineyards, Chianti is also known for its castles, which are left over from centuries of wars between Florence and Siena. A 3km drive from the villa takes you to the well-preserved Castello di Ama, a medieval castle with Etruscan origins. Now used as a vast vineyard, it welcomes visitors for vineyard and cellar tours and wine tastings. Art enthusiasts will be happy here as you can explore contemporary art installations within the castle's stunning grounds.

For a more considerable town experience, why not venture 8km to Radda in Chianti? Once the headquarters for the Chianti League in the Middle Ages, Radda boasts an impressive town hall, historic town walls, and a variety of shops and eateries. Delve into cookery classes, explore medieval castles, or visit the unique Cashmere goat farm for a memorable Chianti adventure.

In addition to exploring the enchanting allure of Chianti and the wonderful countryside. You are also conveniently located for day trips to Siena and Florence, two of Tuscany's most captivating cities. Siena, the closest city, is a mere 30km from the villa. Notable attractions in Siena include the Gothic town hall and the intricate cathedral, offering a splendid day of strolls through this breathtaking city. Florence, situated 60km away, is a must-visit for art and history enthusiasts, showcasing a wealth of cultural treasures that beckon exploration. Both cities should make your itinerary as they are truly unmissable.

## Local Amenities

|                 |                            |
|-----------------|----------------------------|
| Nearest Airport | <b>Florence<br/>(57km)</b> |
|-----------------|----------------------------|

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|-------------------|-------------------------|
| Nearest Airport 2 | <b>Pisa<br/>(110km)</b> |
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|-----------------------|------------------------------------|
| Nearest Village       | <b>Lecchi in Chianti<br/>(4km)</b> |
| Nearest Town          | <b>Radda in Chianti<br/>(8km)</b>  |
| Nearest City          | <b>Florence<br/>(55km)</b>         |
| Nearest Restaurant    | <b>(5km)</b>                       |
| Nearest Train Station | <b>Figline Valdarno<br/>(30km)</b> |
| Nearest Bar/Pub       | <b>(5km)</b>                       |
| Nearest Golf          | <b>(20km)</b>                      |

## What we love

- All around the home and garden, you will be treated to staggering views of the rolling Chianti hills, olive groves and vineyards
- With four spacious bedrooms and an additional sofa bed, the home can comfortably sleep 8-10 guests
- The garden is the crowning glory of the home; here, you can swim in the private pool whilst taking in the incredible views
- The setting here is peaceful and rural, yet the nearest village is just 3km away! This offers guests a fantastic blend of town and country living

## What you should know...

- There is a tower room off one of the other bedrooms where there is a sofa bed which can be used if you are travelling as a party of ten
- A laundry room is available for guests to use and can be accessed from outdoors
- Due to the hillside setting, we recommend that you arrive by car
- The pool is not fenced, so children should be supervised when outdoors.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner.

# Terms & Conditions

- Arrival time: 16:00 - 20:00
- Departure time: 09:00
- Security deposit: €350 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Energy costs included?: Yes, A/C(on request) on consumption 0.50€ per kWh, payable locally.
- Heating costs included?: On request with extra cost of 20€ per day, payable locally.
- 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 changed.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Flexible.
- Minimum stay: 7 nights from approximately end-May to end-September. 5 nights during all other periods.
- Smoking Allowed?: No.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately beginning of May to end of 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.
- 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.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: 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.
- Other Ts and Cs: The pool is not fenced, so children should be supervised when outdoors.
- Other Ts and Cs: Please note that highchair and cot are available upon request.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner.