

# Villa Vernazzano

Region: Chianti & Arezzo Sleeps: 8

---

## Overview

Located within an ancient hamlet, Villa Vernazzano is a charming four-storey residence that has stood for centuries. A distinctive feature of the villa is its original watchtower, a meticulously preserved relic from times long past. This captivating home offers an idyllic escape for up to eight guests, seamlessly blending history with modern comforts.

Villa Vernazzano exudes a warm and inviting ambience, presenting itself not as a stark holiday villa but as a genuine, lived-in house, providing guests with an authentic taste of Tuscan life. With four bedrooms and three living rooms, the villa offers ample space for families or groups of friends. The living spaces offer versatility, whether as a playful hideout for children or a quiet reading nook, each adorned with period design elements such as exposed ceiling beams, terracotta floor tiles, and open fireplaces.

The four bedrooms are thoughtfully spread across three floors, ensuring privacy and tranquillity for a restful night's sleep. Two bedrooms boast en-suite bathrooms, while the remaining two share a spacious family bathroom access. The well-equipped kitchen offers culinary enthusiasts the opportunity to prepare delightful meals as it is fully stocked with crockery and modern appliances. Guests can dine in the adjacent dining room or on the many al-fresco tables scattered around the property.

Surrounded by a vast, manicured garden, Villa Vernazzano captivates with its established trees, flower beds, and covered terraces. The garden becomes a haven for dining and basking in the sun, offering a splendid, relaxing backdrop. A highlight of the outdoor space includes a delightful swimming pool and a jacuzzi, both providing a picturesque vantage point to overlook the rolling countryside.

Villa Vernazzano is the ideal base for those wishing to explore the local walking trails and nearby towns such as Cortona and Montepulciano. While staying here, you can unwind or spend your days visiting many towns, villages and historic attractions.

A little further afield, day trips can be taken to the beaches of Lake Trasimeno, or you would prefer to explore the magical medieval cities of Siena and Arezzo, which can be reached by car.



## Facilities

Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens  
• Air-Con • Pets on Request • BBQ • Washing Machine • Dishwasher •  
Hairdryer • Satellite TV • Heating • Fenced Grounds • Parking Space •  
Rural Location • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Features

### Villa Interior (240m2)

#### Ground Floor

- Living room with sofas, rocking chair and TV
- Dining room with table seating 8
- Fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster and coffee machine
- Bathroom with shower, sink and WC
- Laundry room

#### First Floor

- Living room with sofa, music system and fireplace
- Bedroom with a double-sized bed
- Bathroom with bath with shower attachment, sink and WC

#### Second Floor

- Living room with sofa and fireplace
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with two single beds
- Bathroom with shower, sink, bidet and WC

#### Mezzanine Floor

- Bedroom with a double-sized bed with bathroom with shower, sink and WC

## Outside Grounds

- Garden with lawns and fruit trees
- Private swimming pool and Jacuzzi (12m x 6m, 1.2-2m deep, open from start of May to end-September)
- Shaded dining terrace
- Pergola with formal dining table
- Outdoor lounge space
- Sun loungers and parasols
- Swing
- Outdoor shower
- Barbecue
- Parking

## Facilities



- WI-FI
- Air conditioning(all bedrooms)
- Satellite TV
- DVD player
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers

## Location & Local Information

Villa Vernazzano is a home brimming with traditional charm, perched amidst the lush green hills of Tuscany. While this villa promises a serene and relaxing rural retreat, it also serves as an exceptional launching pad for exploring the enchanting villages of Tuscany and nearby Umbria.

Guests at Villa Vernazzano are well-positioned to immerse themselves in the breathtaking natural surroundings. You may access scenic hiking trails and idyllic picnic spots near the villa. In addition, within a 20km radius, myriad recreational options await you, including tennis courts, an outstanding golf course, invigorating water sports, and guided horse-riding treks.

Tuscany's renowned hilltop villages beckon your exploration, and Villa Vernazzano offers an ideal starting point for your adventure. Small villages close to the house, such as Pergaccio and Il Passaggio, will provide you with a small range of amenities. Still, for a more comprehensive selection, you should head to Cortona, 9km away by car.

Cortona is a large hilltop village perched 500 meters high, gazing over the awe-inspiring Val di Chiana. Steeped in history dating back to the early Etruscan settlers, Cortona invites you to discover its charms as you wander through cobbled streets, pass through ancient gates and explore bustling squares adorned with historic churches and picturesque buildings, including the 8th-century Palazzo Casali. The former palace now houses a museum packed with artefacts and fascinating exhibitions on local history. You can also stroll through well-preserved ruins in the nearby park. Suppose you plan on spending longer in the village. In that case, you can delve into the vast art collection at the Diocesano Museum and navigate the Fortress del *Girifalco*, a testament to the craftsmanship of the ruler *Cosimo I de Medici*. Cortona also offers markets, shops, and restaurants.

Beyond Cortona, the region unfolds with enchanting towns and villages, with Montepulciano at 35km away. This town has over 1500 years of history and is renowned for its wine production, making it an ideal destination for touring local vineyards. Montepulciano's architectural wonders, including the Temple of San Biagio, the Gothic town hall, and the cathedral, promise a captivating journey through time. Beyond its historical sights, Montepulciano is celebrated as a spa town, where natural thermal springs offer visitors restorative properties. Here, you can luxuriate in therapeutic waters and indulge in massages and beauty treatments at a lavish spa, creating a day of ultimate pampering.



## Local Amenities

Nearest Airport

**Perugia  
(65km)**

Nearest Airport 2	<b>Florence (139km)</b>
Nearest Train Station	<b>Camucia-Cortona (5km)</b>
Nearest Restaurant	<b>(10km)</b>
Nearest Village	<b>Pergo (2km)</b>
Nearest Town	<b>Cortona (8km)</b>
Nearest Town/City	<b>Arezzo (40km)</b>
Nearest Supermarket	<b>(9km)</b>
Nearest Golf	<b>(30km)</b>
Nearest Tennis	<b>(7km)</b>
Nearest Beach	<b>Lake Trasimeno beach (20km)</b>

## What we love

- The owners of Villa Vernazzano have put lots of love and care into restoring this historic home.
- One of the charming bedrooms is set within a fantastic former watch tower, one of just a handful which remains in Tuscany
- The garden is a highlight of the house and offers guests both a private pool and a jacuzzi
- Within 10km of the home there is a range of lovely villages, such as the hilltop village of Cortona

## What you should know...

- If you wish to travel with your pets, the owners permit two small animals
- Due to the age of the house, guests should be aware that some of the ceilings in the bedrooms are quite low
- Guests will need a car when staying at Villa Vernazzano; you can park within the private grounds
- The pool is not fenced, so children should be supervised when outdoors.
- Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- 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.
- Please note that highchair and cot are available upon request.

# Terms & Conditions

- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Security deposit: €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Energy costs included?: Yes, Air-condition at extra €30 per day, payable locally in cash.
- Heating costs included?: Extra €4 per cubic meter, payable locally.
- Linen & towels included?: Yes. Weekly changed.
- End of stay cleaning included?: No. €200, payable locally. This is for a standard changeover clean. 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.
- Pets welcome?: Only small size pets maximum 2 on request at extra cost payable locally, only and with prior agreement with the owner.
- Changeover day: Flexible.
- Minimum stay: 7 nights. All other durations on request.
- Smoking Allowed?: No.
- 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Pool opening dates?: The pool and Jacuzzi are open approximately start of May to end-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.
- Other Ts and Cs: The pool is not fenced, so children should be supervised when outdoors.
- 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: Please note that your booking will only be confirmed once we have checked availability with the owner.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note that highchair and cot are available upon request.