

# Villa Catrosse

Region: Chianti & Arezzo Sleeps: 12

## Overview

Lying within breathtaking countryside, Villa Catrosse stands as a spacious stone farmhouse with a rich history dating back to the seventeenth century. Ideal for larger groups, the home seamlessly blends old and new, to create an idyllic place to stay.

Preserving its original features like ceiling beams, floor tiles, open fireplaces, and shuttered windows. The integration of modern amenities such as Wi-Fi, central heating, and satellite TV creates a harmonious fusion of old-world charm and contemporary comforts.

The villa is divided into two spacious independent dwellings, each with its own private entrance leading to the expansive garden. Large living spaces within each home provide opportunities for communal gatherings, fostering a sense of togetherness amid the tranquil surroundings, while the separate units offer privacy.

The first dwelling encompasses a cozy living room, a dining area, and a small kitchen, along with two double bedrooms boasting en-suite bathrooms. Meanwhile, the second dwelling features two spacious living rooms, one adorned with a charming stone fireplace, a fully-equipped kitchen, and a dedicated dining space. With four double-sized bedrooms, each boasting an en-suite bathroom or access to a family bathroom, this layout is perfect for accommodating two separate groups traveling together or an extended family.

Outdoors, the villa opens out into a delightful garden adorned with sweeping lawns, terraces, and towering trees. The panoramic views of the valleys below are simply breathtaking, providing a serene backdrop for dining al fresco, lounging on sunbeds, or taking refreshing dips in the private swimming pool. Villa Catrosse offers an idyllic retreat, inviting guests to immerse themselves in the beauty of both the historical and natural elements that define this charming area.

From your base at Villa Catrosse, you can immerse yourself village life and take part in country activities. The nearest village, Cortona is just a short stroll away. This village is known as one of Italy's most beautiful, so is wonderful to have so close to home. Here you can find shops, cafes and historic sites. Also surrounding the house, you have access to countless walking and hiking trails, as well as activities such as mountain biking and horse riding.



If you would like to spend some of your time here visiting some of Tuscany's cities, why not drive to Arezzo or Perugia?

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Teens • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • Heating • Fenced Grounds • Rural Location

# Interior & Grounds

## Unit One

### Ground Floor

- Living and dining room with garden access, sofas, fireplace, TV and dining table seating 4
- Kitchenette with oven, hob, fridge freezer, kettle and toaster
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC

### First Floor

- Concierge room (accessed from outdoors)

## Unit Two

### Ground Floor

- Living room and dining room with sofas, fireplace, TV, piano and dining room seating 10
- Sitting room with sofa
- Fully-fitted kitchen with garden access, dining table, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Guest WC

### First Floor

- Living room with sofas and fireplace
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC
- 2 x bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

### Outside Grounds (4000m2)

- Large lawned garden with panoramic views
- Private swimming pool (4m x 8 m, 1.2m- 1.8m deep) open May to mid-October
- Al-fresco dining terraces
- Sun loungers and parasols
- Outdoor shower
- Barbecue
- Pizza oven
- Parking

## Additional Facilities

- Wi-Fi connection



- Central heating
- Fireplaces
- Satellite TV
- Music system
- DVD player
- Washing machine
- Iron and ironing board
- Hairdryers

Property License Number: 051017AAT0084

## Location & Local Information

Nestled in the captivating surroundings of the ancient village of Cortona in Italy, guests of the villa are treated to a tapestry of experiences that seamlessly blend the charm of the village with the allure of the surrounding countryside. Conveniently situated a mere 650 meters from the village centre, the villa provides a perfect gateway to explore Cortona's medieval treasures.

Cortona village itself is a delightful maze of cobbled streets, charming squares, and historic landmarks. Guests can wander through the enchanting Piazza della Repubblica, where the town hall and clock tower stand proudly, or ascend the steps to the historic Palazzo del Comune for panoramic views of the famous Val di Chiana below. The village's rich history is evident in its ancient churches, such as the Cathedral of Santa Maria Assunta, adorned with awe-inspiring frescoes.

A short 4km journey leads to the village of Camucia, another lovely place to explore on an afternoon. Here, guests can discover the local charm of Camucia's shops, cafes, and markets as well as visiting the nearest larger supermarket.

Beyond the village limits, the surrounding countryside offers a haven for nature enthusiasts. Scenic hiking trails unveil the beauty of the Tuscan landscape, providing opportunities to traverse rolling hills and visit lush vineyards for wine tastings. The villa is also in close proximity to Lake Trasimeno, a serene, expansive lake just a 17km drive away. Here you may take lakeside picnics, enjoy leisurely walks along the shoreline, and perhaps even board a boat excursion.

For those seeking history and culture, day trips to nearby cities are easily accessible. Arezzo, a mere 30km drive away, welcomes guests with its rich history and renowned art collections. The Basilica of San Francesco, adorned with frescoes by Piero della Francesca, is a testament to the city's cultural heritage. Perugia is another option at 50km away. With its medieval architecture and vibrant atmosphere, the city beckons visitors to explore its centro storico where you can stroll along the Corso Vannucci, visit the chocolate factory and indulge in local cuisine.

## Local Amenities

Nearest Airport	<b>Arezzo Airport (30 km)</b>
Nearest Village	<b>Cortona (500 m)</b>



Nearest Town/City	<b>Arezzo (30 km)</b>
Nearest Restaurant	<b>Osteria Le Rughe di Cortona (650 m)</b>
Nearest Bar/Pub	<b>Bar 500 (750 m)</b>
Nearest Supermarket	<b>Eurospar (4 km)</b>
Nearest Beach	<b>Sassonia di Fano (145 km)</b>
Nearest Golf	<b>Valdichiana Golf Club (22 km)</b>

## What we love

- Villa Catrosse is a lovingly restored 17th century farmhouse which offers panoramic views over the Tuscan landscape
- Divided between two independent dwellings, the home offers plenty of living space and six double bedrooms, making it ideal for two families or groups of friends
- Outdoors there are grounds which span 4000m2 and offer lovely dining spaces and a private swimming pool
- The amenities and attractions of Cortona are just a short stroll away, meaning you won't have far to go for your morning coffee

## What you should know...

- Though the house is not air conditioned, you will be kept cool by the thick stone walls and tiled floors
- Use of the washing machine, travel cot, pool towels and firewood can be paid for separately
- Guests are able to book services and experiences such as babysitting, grocery shopping, cookery classes, a private chef and wine tasting
- On the second floor of one of the dwellings, there is a room for concierge staff. This has a separate entrance and will cause no disturbance to you
- The villa comprises of two separate units with their own entrances which can only be rented together, meaning it is ideal for two families travelling together

# Terms & Conditions

- Security deposit: €850 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not included in the rental price, extra €5/cubic meter, to be paid locally.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not included in the rental price, extra €5 per person per week, to be paid locally.
- End of stay cleaning included?: Not included in the rental price, extra €360, to be paid locally. 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- 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.
- 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Other optional extras:
  - Bed Linen and Towels (additional set): 15.00€ per person per change
  - Extra Cleaning: 18.00€ per hour
  - Weekly cleaning (mandatory): 180.00€ per week
  - Extra Bed (on request): 150.00€ per person
  - Wood (on request): 10.00€ per kg
  - Babycot (on request): 60.00€ per week
  - Washing Machine: 3.00€ per usage
- Other Ts and Cs: Your booking will only be confirmed once we have checked availability with the owner or their property manager.



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.