

Villa Appalto

Region: Chianti & Arezzo Sleeps: 8

Overview

Villa Appalto is a sumptuous Leopoldina type home sitting in the hills of Tuscany. This type of farmhouse was introduced in the 18th century by the Grand Duke of Tuscany in order to improve living standards of the local farmers. During your stay, you can experience the charms and comforts of the Leopoldina for yourself, a fantastic base for exploring the surrounding towns.

This elegant farmhouse, dating back to the 1700s, exudes timeless charm and offers a picturesque retreat. Divided into two distinct dwellings – the main house and an annexe within the grounds – this residence seamlessly combines traditional allure with modern comforts.

The main house unfolds with interlinking living spaces, fostering a warm and inviting atmosphere. The living room, adorned with plush sofas and a fireplace, sets the stage for cozy gatherings. A well-equipped, light-filled kitchen, complete with a dining table, becomes a central hub for tucking in to delicious evening meals. In the next room, an additional TV room provides a snug space for reading and relaxation, while a convenient shower room completes this floor.

Throughout the entire home, traditional details such as ceiling beams, brick archways, tiled floors, and fireplaces contribute to its timeless ambiance. Whitewashed walls harmonise with modern amenities like Wi-Fi and TVs, creating a seamless blend of old-world elegance and contemporary convenience.

Ascending the staircase unveils three spacious bedrooms on the upper level. A double bedroom boasts an en-suite shower room, while a triple bedroom and another double bedroom share a well-appointed family bathroom.

The garden is a true highlight of this residence, offering an oasis of tranquillity with its sweeping lawns and various dining areas for group gatherings in the sun. Overlooking nearby farmland, the garden has a wonderful private swimming pool, providing an idyllic setting for leisurely afternoons and refreshing dips.

For those seeking a private escape, the annexe in the garden offers an intimate hideaway. Featuring a sitting area, a fully equipped kitchen with a dining table, a double-sized bedroom, and an inviting shower room, this annexe provides a secluded space, separate from the main group.



From your residence at Villa Catrosse, you have the opportunity to fully immerse yourself in village life and engage in various countryside activities. A brief stroll will take you to the nearest small village.

You can also drive to Cortona which is 5km away and is renowned as one of Italy's most beautiful villages. In Cortona you will find an array of shops, charming cafes, and historical sites. Surrounding the villa, numerous walking and hiking trails await and the country setting provides access to activities like mountain biking and horse riding.

Facilities

Villa/House • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Pets on Request • BBQ • Washing Machine • Coffee Machine • Hairdryer • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location



Interior & Grounds

Main Home

Ground Floor

- Living room with sofa, armchair and fireplace
- Kitchen, dining room with doors on to the garden, dining table seating 6, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Sitting room with sofa and TV
- Bathroom with shower, washing machine, sink and WC

First Floor

- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and a single bed
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

Annexe

- Open plan room with small kitchen, dining table, armchairs and fireplace
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC

Exterior Grounds

- Fenced garden with lawns and terraces
- Private swimming pool (4m x 8m, 1.2m deep) open mid- April to end of September
- Gazebo with dining table
- Sun loungers and parasols
- Wood burning oven
- Barbecue
- Outdoor shower
- Parking

Additional Facilities

- Wi-Fi connection
- Satellite TV
- DVD player
- Fans
- Washing machine
- Iron and ironing board
- Hairdryers

Property License Number: 051017LTN0372

Location & Local Information

With fortified hilltop villages just a stone's throw away and Tuscany's beautiful countryside all around the home, it is hard to imagine a better place to stay during your Italian escape.

Embarking on a holiday to Tuscany is an enchanting journey into a region brimming with cultural richness, scenic beauty, and delicious cuisine. Nestled in the Tuscan countryside, this charming country farmhouse, serves as a perfect retreat, situated just 2km from the quaint village of Monsigliolo and a mere 5km from the renowned Etruscan village of Cortona.

Cortona, with its historical allure and captivating charm, beckons visitors to explore its cobbled streets and immerse themselves in the timeless ambiance. A myriad of activities awaits within this picturesque village, renowned as one of Italy's most beautiful. Wander through the narrow alleys lined with artisan shops, boutiques, and traditional cafes, capturing the essence of local life. Explore historical sites like the imposing Cortona Cathedral or the medieval fortress, each narrating tales of the village's rich history. Cortona's Piazza della Repubblica invites leisurely strolls, offering the perfect setting to sip a cappuccino while absorbing the vibrant atmosphere.

For those yearning for cultural escapades, day trips to nearby treasures like Pienza and Arezzo open up avenues for exploration. Pienza, just 45km away, enchants with its UNESCO-listed Renaissance architecture and delectable Pecorino cheese, providing a delightful blend of history and gastronomy. Meanwhile, Arezzo, a mere 32km from the villa, invites visitors to delve into its medieval charm and discover cultural gems like the Basilica of San Francesco and the renowned Piazza Grande.

As an alternative to historical excursions, guests can bask in the tranquillity of lazy days at the beaches surrounding Lake Trasimeno. Just a short drive from the villa, this vast lake offers a serene escape, where the shimmering waters and scenic landscapes create an idyllic backdrop for relaxation. Whether it's a leisurely swim, a lakeside picnic, or a boat trip to one of the charming islands, Lake Trasimeno provides a refreshing retreat.

Local Amenities

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| Nearest Airport | Azzero Airport (32 km) |
| Nearest Village | Camucia (4 km) |



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| Nearest Town/City | Arezzo (33 km) |
| Nearest Restaurant | La Braceria (3 km) |
| Nearest Bar/Pub | Bar La Stazione (4 km) |
| Nearest Supermarket | Conand (4 km) |
| Nearest Beach | Sassonia di Fano (162 km) |
| Nearest Golf | Valdichiana Golf Club (15 km) |

What we love

- This Leopoldina style home is a beautiful country retreat for up to eight guests
- With four bright and airy bedrooms and a number of living and dining spaces, the home is fantastic for family breaks
- Outdoors you will discover a leafy garden with a private swimming pool which overlooks the surrounding pastures and vineyards
- On your doorstep you can find the shops and restaurants of the local village, while some of Tuscany's finest hilltop villages can be reached within a short drive

What you should know...

- The villa comprises of the main house and a charming annexe in the grounds which offers privacy to a couple
- Guests wishing to bring their pets are more than welcome to when staying at Villa Appalto
- You will require a car in order to visit nearby towns and villages, there is on-site parking available

Terms & Conditions

- Security deposit: €200 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 €1.30/cubic meter, to be paid locally.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Not included in the rental price, extra €250 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?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week (paid locally).
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open approximately mid April to end of mid 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.
- 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: Please note that a cot and highchair are available upon request, payable locally.
- 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.