

# Villa Cegliolo

Region: Chianti & Arezzo Sleeps: 14

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## Overview

Villa Cegliolo is an exquisite 18th-century villa, offering a panoramic view of the vine-covered hills and the charming village of Cortona. This distinguished property boasts three distinct dwellings – two apartments within the main building and an enchanting cottage nestled in the garden.

With a total of seven bedrooms spread across the three residences, Villa Cegliolo accommodates up to 14 guests, making it an ideal haven for three families or a larger group traveling together. Each dwelling exudes timeless charm with original features like terracotta tiles, fireplaces, wooden ceiling beams, and shuttered windows. Contemporary amenities such as satellite TVs, Wi-Fi, and fully equipped kitchens cater to the needs of modern families.

The largest apartment: Apartment one, comprises of a spacious living room, dining area, kitchen, three bedrooms, and two bathrooms. Similarly laid out, Apartment two offers two bedrooms. While nestled in the grounds, the charming cottage serves as a romantic hideaway for a couple, complete with a bedroom and its own kitchen, dining, and living spaces.

Regardless of the unit you choose, guests can expect a restful night's sleep in calm and welcoming rooms adorned with crisp white linens on wrought iron beds, all while enjoying garden views. For communal gatherings, the expansive garden, adorned with rose bushes and towering trees, provides multiple dining areas with breathtaking views.

The private pool, a centrepiece of the property, invites guests to swim and create lasting memories together. Despite the proximity to the nearest village, the garden remains a secluded oasis, ensuring privacy and tranquillity.

Within 1.5km, small authentic villages offer charming shops, cafes, and restaurants. Just 2.5km away, the Parco Archeologico di Cortona, a vast park brimming with Etruscan and Roman monuments, beckons history enthusiasts.

For a broader range of amenities and attractions, the renowned hilltop village of Cortona is a mere 4km away, celebrated as one of Italy's most beautiful destinations with a wealth of sights and activities.



## Facilities

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

# Interior & Grounds

## Main Villa

### Apartment One

- Living room with sofas, satellite TV and fireplace
- Fully-fitted kitchen with garden access, oven, hob, dishwasher, microwave, fridge, freezer, toaster and washing machine
- Dining room
- 2 x bedroom with double-sized bed
- Bedroom with two twin beds
- 2 x bathroom with shower, sink and WC

### Apartment Two

- Living room with sofas, satellite TV and fireplace
- Fully-fitted kitchen with garden access, oven, hob, dishwasher, microwave, fridge, freezer, toaster and washing machine
- Dining room
- Bedroom with double-sized bed
- Bedroom with two twin beds
- 2 x bathroom with shower, sink and WC

## Garden Cottage

### Ground Floor

- Living room with sofas, satellite TV, fireplace and dining table
- Fully-fitted kitchen with oven, hob, dishwasher, microwave, fridge, freezer, toaster and washing machine
- Bedroom with double-sized bed

### First Floor

- Bedroom with two twin beds
- Bathroom with shower, sink and WC

## Exterior Grounds

- Expansive gardens with roses and grape vines
- Private swimming pool (12m x6m, max depth 2.5m) open from May to end of September
- 3 dining terraces
- Sun loungers and parasols
- Wood burning oven
- Barbecue
- Parking

## Additional Facilities

- Air conditioning
- Wi-Fi connection
- Central heating



- Fireplaces
- Satellite TV
- Washing machine
- Hairdryers

Property License Number: 051017AAT0106

## Location & Local Information

Villa Cegliolo is a historic, spacious home which is the ideal setting for a memorable family trip to the heart of Italy. From your base here, you are able to reach a number of cafes and shops on foot and you will find yourself within the famous village of Cortona within a 4km drive.

The residence offers an ideal location for immersing yourself in the natural splendours that extend within a 20km radius around the home. Here, you can embark on invigorating hikes through the breathtaking Val di Chiana, indulge in a round of golf on exceptional courses, or sample the exquisite, world-class wines at nearby family-run vineyards.

Additionally, a short distance away lies the enchanting Lake Trasimeno, its crystal-clear waters embraced by wooded trails and sandy lake beaches. This beloved lake is a mere 14km away and provides a haven where you can easily lose yourself for an entire day. Choose from seven distinct beaches, including the inviting Tuoro Beach, catering to sunbathers and those who wish to spend the day making sandcastles. The lake also beckons water sports enthusiasts and offers delightful boat trips around its shores and to the picturesque lake islands.

Beyond the postcard-worthy countryside, Tuscany is celebrated for its hilltop villages, several of which await your exploration during your stay at Villa Cegliolo. While the villa boasts a nearby supermarket and a selection of restaurants within a 1.5km walk, a more extensive array of amenities, including cafes, artisan shops, restaurants, and a vibrant market, can be found in the village of Cortona, just 4km away. Cortona stands as a comprehensive hub, offering everything you might require during your stay, with a wealth of attractions and dining options. History enthusiasts will revel in the ancient remnants, medieval structures, and Renaissance edifices lining the winding cobbled streets. Notable sites include Le Celle Monastery, a 13th-century marvel which was constructed by Saint Francis of Assisi, and the Basilica of Santa Margherita, housing the remains of Saint Margaret. Palaces and castles, like the Fortress del Girifalco commissioned by the Medici Dukes, dot the landscape, complemented by a variety of museums and galleries. The Diocesan Museum is a real highlight and is a treasure trove of Renaissance masterpieces and captivating frescoes.

Those happy to drive a little further out can also take day trips to some incredible cities such as Perugia and Arezzo which each have their own unique characters and a wealth of attractions.



## Local Amenities

Nearest Airport	<b>Arezzo Airport</b> (27 km)
Nearest Village	<b>Cortona</b> (4 km)
Nearest Town/City	<b>Arezzo</b> (27 km)
Nearest Restaurant	<b>Ristorante Cantanapoli</b> (3 km)
Nearest Bar/Pub	<b>Bar 500</b> (5 km)
Nearest Supermarket	<b>Eurospar</b> (5 km)
Nearest Beach	<b>Sassonia di Fano</b> (148 km)
Nearest Golf	<b>Valdichiana</b> (22 km)

## What we love

- This charming villa is a beautifully restored 18th century country home which is a tranquil escape for those wishing to visit Tuscany
- Villa Cegliolo can sleep up to 14 guests between the two apartments and garden cottage, this is the perfect set up for families travelling together
- Stepping in to the garden, you will find yourself in green haven with a private pool and the scent of roses in the air
- One of the closest villages to the house is the much-loved walled village of Cortona which sits inside the original medieval fortifications

## What you should know...

- Air conditioning and central heating can be provided upon request and will be billed separately
- The rural setting means you will need a car to get around. There are parking spaces for up to five vehicles here
- This spacious home is made up of apartments within the main villa and a separate cottage in the grounds

# Terms & Conditions

- Security deposit: €500 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 €6/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 €300 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.
- 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 mid 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: 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.