

Villa Scotoni

Region: Chianti & Arezzo Sleeps: 8

Overview

Set within a tranquil residential hamlet, just 5km outside of Cortona village, lies Villa Scotoni—a warm and inviting residence accommodating 8-10 guests with ease, making it an ideal choice for families or couples traveling together.

Constructed from local stone with terracotta roof tiles, this period farmhouse exudes authentic Tuscan charm. Indoors, the original features such as flooring, fireplaces, and beams have been thoughtfully preserved, offering guests an immersive experience in a genuine Tuscan villa. The house boasts a traditional style with country kitchens, antique furnishings, and solid-wood tables throughout, providing a distinct character that goes beyond typical holiday homes. While maintaining its old-world charm, the villa has been equipped with modern amenities, including air conditioning, coffee machines, TVs, and Wi-Fi for convenience and home comforts.

Spread across multiple floors, each level features its own kitchen, allowing for a flexible use of space akin to separate apartments. The main floor hosts a spacious, fully-fitted kitchen and a large dining room, providing a central gathering space for evening meals and talking the night away. The additional floors include smaller kitchens, dining areas, and cozy living spaces adorned with sofas, TVs, and fireplaces.

The accommodation comprises of four double bedrooms with the option to use two more single bedrooms if needed, all complemented by four well-appointed bathrooms. The rooms are all spacious and overlook the garden, the ideal retreat for a good night's sleep.

The outdoor space is made up of a charming tiered garden adorned with climbing plants and towering trees, offering captivating valley views to guests. The star attraction is the private, fenced pool—a delightful oasis for relaxation and recreation. You can also dine outdoors on the many dining terraces or simply lounge in the sun and read your favourite book.

As the villages of Cortona and Camucia are each around 5km away, you are rurally located here but not isolated. These villages each offer their own characters; with Camucia providing larger shops and more amenities, while Cortona is known for its historic attractions and staggering views.

Further afield, you can drive out to other areas for day trips; such as Lake



Trasimeno, the city of Arezzo and the city of Perugia which is in neighbouring Umbria.

Facilities

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

Interior & Grounds



Ground Floor

- Large fully-equipped kitchen with breakfast table, oven, hob, fridge freezer, dishwasher, microwave, kettle, American coffee machine, Moka pot and toaster
- Dining room with table seating 8 and TV
- Bedroom with double-sized bed
- Bedroom with single bed (available upon request)
- Bathroom with shower, sink and WC

First Floor

- Living room with sofa, armchairs, fireplace and TV
- Small kitchen with table seating 4, oven, hob, fridge, microwave and coffee machine
- 2 x bedroom with double-sized bed
- Bedroom with single bed (available upon request)
- 2 x bathroom with shower, sink and WC

Second Floor

- Living room with sofa, TV, fireplace and dining table
- Small kitchen
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

Exterior Grounds

- Pretty garden with lawns and terraces
- Fenced, private pool (8m x4m meters, 1.3m deep) open from May to September
- Tree covered dining terrace
- Shaded lounge area
- Sun loungers and parasols
- Patios with panoramic views
- Barbecue
- Parking

Additional Facilities

- Air conditioning
- Wi-Fi connection
- TVs
- Fireplaces
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers

Property License Number: 051017LTN0278-051017LTN0279

Location & Local Information

Sitting in a hillside hamlet in the heart of rural Tuscany, Villa Scotoni offers guests the perfect base for visiting the local historic villages and discovering the great range of outdoor and sporting activities on offer. With so much to see and do nearby, you will not have to go far to keep everyone entertained.

Just a short distance from the residence, a variety of dining options and shops await you in the neighbouring quaint villages. These charming locales also feature organic farms, family-operated vineyards, beautiful gardens, and the impressive Castello di Montecchio Vesponi—an enchanting castle that serves as an excellent endpoint for a leisurely countryside stroll. Some nearby farms even offer guided horse treks and Italian cookery classes, providing engaging activities for visitors of all ages without venturing far.

For a more extensive selection of restaurants and a delightful place for a wander, a visit to Cortona, just 5km away, is highly recommended. This walled, hilltop town perched 500 meters high offers breathtaking views of the Val di Chiana. Cortona's rich history, originating from its Etruscan roots, is evident in its medieval and Renaissance architecture. Notable attractions include the Palazzo Casali, an 8th-century palace housing a local history museum, the original town gates, the Fortress del Girifalco constructed by Cosimo I de Medici, and captivating exhibitions at the Diocesano art museum.

For those craving the lively ambiance of a city, Arezzo, located 23km away by car, is an excellent choice. Steeped in history, Arezzo began as an ancient settlement over a millennium ago. Evolving into a vital trade route stop, the city witnessed numerous battles, necessitating the construction of its fortress, later rebuilt by the influential Medici family in 1500. Visitors can explore the fortress, now hosting art and history exhibitions, as well as a park within its grounds. Arezzo boasts additional landmarks, including The Basilica of Saint Francis, a Romanesque church showcasing Renaissance masterpieces by Piero della Francesca, and the National Museum of Medieval and Modern Art. The city's labyrinthine streets feature palaces, churches, cafes, restaurants, shops, and markets, offering a vibrant tapestry of historical and cultural delights at every turn.

If you wish to, you can even visit the enchanting city of Siena which is under an hour's drive away. 78km from the villa, Siena is one of Tuscany's must-visit cities and is a truly incredible medieval centre, packed with art galleries and ornate churches, including the famous Duomo.



Local Amenities

Nearest Airport

**Arezzo Aiport
(30 km)**

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| Nearest Village | Cortona (1 km) |
| Nearest Town/City | Arezzo (30 km) |
| Nearest Restaurant | Taverna Il Gozzoviglio (1 km) |
| Nearest Bar/Pub | Bar 500 (1 km) |
| Nearest Supermarket | Eurospar (6 km) |
| Nearest Beach | Sassonia di Fano (148 km) |
| Nearest Golf | Valdichiana Golf Club (23 km) |

What we love

- Villa Scotoni is a three-storey home with plenty of space to accommodate 8-10 guests
- If you wish to book experiences such as local cookery classes and guided tours, this can be arranged for you
- The garden is a peaceful oasis, offering a private pool and sun-drenched terraces
- The famous hill top village of Cortona is only 5km away from the villa!

What you should know...

- As each of the floors has a kitchen and living area, you can easily use the floors as separate apartments
- The home is located in a peaceful rural setting, though guests should be aware there are a few neighbouring homes nearby
- There are two single rooms at the home which can be added to your booking for an additional charge
- Due to the country location, you will need to hire a car in order to visit some of the nearest villages and attractions

Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.

- 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/cubic meter, to be paid locally.

Air conditioning usage is not included in the rental price; extra €0.80/kWh is 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 €100 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 mid May to 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.