

# Villa Mazzavia

Region: Chianti & Arezzo Sleeps: 11

---

## Overview

Villa Mazzavia, enveloped by the rolling hills of Tuscany, stands as a beautifully renovated two-story house that carries the history of Tuscan peasant life in times gone by. The extensive restoration has seamlessly blended this original rustic charm with modern comforts, creating a haven for families seeking a home away from home.

The villa's exterior, constructed with rustic local stone, reflects its historical roots, while the interiors showcase a harmonious mix of antique furnishings, open fireplaces, polished floor tiles, and ceiling beams. The house effortlessly marries period features with contemporary elements, evident in the large corner sofa in the living room and the plush beds throughout.

Spanning two spacious floors, the villa's living spaces seamlessly connect, fostering an environment where family and friends can socialise effortlessly. The heart of the home is the bright and airy living room, featuring an inviting L-shaped sofa, a fireplace, and a TV. Adjacent to this is a formal dining area adorned with an ornate mirror and a dazzling chandelier, centred around a table seating eight. The chic kitchen, equipped with modern gadgets and appliances, opens onto the garden, providing a farmhouse breakfast table and elegant marble countertops.

Villa Mazzavia accommodates 11 guests across six well-appointed bedrooms, offering diverse sleeping arrangements. A ground-floor double room, ideal for those preferring to avoid stairs, boasts spacious elegance and features a freestanding bath. Upstairs, four additional double bedrooms each showcase unique decor and styles, complemented by a charming single bedroom. The villa also provides four bathrooms spread across the home.

The outdoor space is a manicured oasis with breathtaking valley views, offering vast lawns, herb beds, and colourful floral plants. Numerous lounge spaces provide quiet corners for reading, while outdoor tables set the stage for delightful al-fresco meals on balmy evenings. The fenced private pool stands as a refreshing oasis, inviting guests to cool off while enjoying the serenity of the surroundings. Villa Mazzavia encapsulates the essence of Tuscan living, seamlessly blending history, comfort, and natural beauty.

Though surrounded by a patchwork of rolling fields, vineyards and olive groves, this villa is not isolated or cut off. Only a few kilometres away, you will



find the closest scattering of shops and restaurants within some of the nearby quaint villages. A larger range of shops, restaurants and attractions can be uncovered in both Camucia and Cortona, each only 5km away.

Day trips to Lake Trasimeno, the city of Arezzo and the city of Perugia offer the change to get to know the different sides of Tuscany and Umbria.

## Facilities

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

# Interior & Grounds

## *Ground Floor*

- Living room with corner sofa, TV and fireplace
- Dining room with table seating 8
- Fully-fitted kitchen with table, oven, hob, fridge freezer, microwave, dishwasher, American coffee machine, Italian moka and toaster
- Bedroom with double-sized bed and freestanding bath
- Bathroom with shower, sink and WC
- Laundry room

## *First Floor*

- 4 x bedroom with double-sized bed
- Bedroom with single-sized bed
- 3 x bathroom with shower, sink and WC

## *Exterior Grounds*

- Garden with lawns, grape vines and herb beds
- Fenced swimming pool (6m x 12m, 1.65m deep) open mid-May to mid-September
- Pergola with dining table
- Outdoor seating
- Sun loungers
- Outdoor shower
- Barbecue
- Parking

## **Additional Facilities**

- Wi-Fi connection
- Air conditioning
- Central heating
- Fireplace
- TV
- Washing machine
- Iron and ironing board
- Hairdryers

Property License Number: 051012AAT0010





## Location & Local Information

Embarking on a holiday to Tuscany offers a rich tapestry of experiences; combining picturesque landscapes, charming villages, and cultural treasures. Nestled amidst the rolling hills, the nearest small villages are just a stone's throw away, boasting an array of restaurants and shops for a taste of local flavours and artisanal crafts.

For a more extensive selection, both Camucia and Cortona are a mere 5km away, each offering their own characters. Camucia offers a genuine Tuscan village experience, with local shops, cafes, and markets where you can experience the authentic lifestyle of the region. Cortona is a beloved tourist spot which is a medieval gem. Perched 500 meters high, the walled village invites exploration of its historical treasures, including ancient churches, defensive fortifications and picturesque squares. The ascent to Cortona's elevated position rewards visitors with breathtaking vistas of the surrounding valleys. Just outside of the centre, you can also visit the fascinating Archaeological park which is packed with Roman and Etruscan ruins, monuments and tombs, you can also visit changing exhibitions on local history.

A short drive of 15km leads to Lake Trasimeno, a stunning lake offering a scenic escape with crystal-clear waters and charming lakeside towns. You can spend lazy days on the beaches or partake in boat trips around the lake, exploring its islands and indulging in water sports.

Nature enthusiasts can also relish walks in the Val di Chiana, a scenic valley with picturesque trails winding through the Tuscan countryside. The surrounding landscape, with its undulating hills and sprawling vineyards, provides the perfect backdrop for leisurely strolls and invigorating hikes.

Day trips open up avenues for exploration beyond the immediate vicinity. Delve into the world of winemaking with visits to local vineyards, where wine tastings and guided tours offer immersive experiences into the art of viticulture. Arezzo, a city rich in history, lies just 23km away, boasting architectural wonders, museums, and vibrant markets. Alternatively, the papal city of Assisi, approximately 75km away, is a cultural haven with its historic sites, including the Basilica of St. Francis. Whether you choose to immerse yourself in the authentic ambiance of nearby villages, unwind by the shores of Lake Trasimeno, explore the Val di Chiana, or embark on enriching day trips, Tuscany is a multifaceted destination, promising a holiday filled with diverse and memorable experiences for all ages.



## Local Amenities

Nearest Airport	<b>Arezzo Airport (23 km)</b>
Nearest Village	<b>Montecchio (2 km)</b>
Nearest Town/City	<b>Arezzo (23 km)</b>
Nearest Restaurant	<b>Il Passaggio (4 km)</b>
Nearest Bar/Pub	<b>Bar 2000 (6 km)</b>
Nearest Supermarket	<b>Gala Superstore (6 km)</b>
Nearest Beach	<b>Sassonia di Fano (144 km)</b>
Nearest Golf	<b>Valdichiana Golf Club (22 km)</b>

## What we love

- Villa Mazzavia is a former farm building which sits within an undulating rural landscape in the heart of Tuscany
- Five double bedrooms and one single bedroom offer peaceful havens where up to eleven guests can get a wonderful night's sleep
- Outdoors, the expansive grounds are filled with herbs and florals, dotted around the private swimming pool and terraces
- Set within 5km of the villages of Camucia and Cortona, you will have a great selection of shops, cafes and restaurants close by

## What you should know...

- Guests will require a car in order to visit some of Tuscany's larger towns and cities, there is ample car parking available here
- It is possible to bring your small pets along with you on holiday here
- The private swimming pool in the garden is fenced for safety
- Those wishing to use the central heating in cooler months should know that it is billed for separately

# Terms & Conditions

- Security deposit: €150 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 €2.50/cubic meter, to be paid locally.

Air conditioning usage is not included in the rental price, extra €200 per week, 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 €150 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 the beginning 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: 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.