

# Villa Campaccio

Region: Chianti & Arezzo Sleeps: 12

## Overview

On a hilltop surrounded by verdant countryside, this stone Tuscan farmhouse offers captivating panoramic views over the fields and valleys which stretch as far as the eye can see. When staying here, you are perfectly placed for outdoor adventures and discovering the charms of local historic villages.

Set over three floors, this period residence exudes a warm and welcoming atmosphere with its traditional Italian decor. The interiors are adorned with delightful touches, from the pretty kitchen tiles and vases of vibrant florals to the cozy rugs that infuse character throughout. Original features, including open fireplaces, tiled floors, beamed ceilings, and rustic stone exteriors, further enhance the villa's authentic charm. These traditional features are paired effortlessly with modern amenities such as WI-FI, air conditioning and a washing machine to offer guests a perfect blend of old and new.

The lower ground floor boasts a small yet typically Tuscan kitchen with a dining area, along with two bedrooms—one furnished with a queen-sized bed and a single bed, and the other with a queen-sized bed. These bedrooms share two family bathrooms equipped with showers. Ascending to the ground floor, the heart of the home unfolds—a large open-plan space featuring an inviting fireplace, comfortable sofas, armchairs, and a formal dining area complemented by an antique table. Adjacent to this communal space is a lovely country-style kitchen with the original bread oven still intact, the kitchen is fully equipped for crafting meals with fresh, locally sourced produce. This floor also hosts a bedroom with a queen-sized bed, another room with a smaller double bed, and a bathroom with a shower.

Venturing to the first floor reveals the final room, an ideal space for a family with two children. This room boasts a queen-sized bed and two single beds, adorned with pretty pastel tones and exposed stone work. A spacious shower room completes this level.

Outdoors, guests can luxuriate in the vast green garden spread across multiple levels. The inviting private pool graces the lower level, while olive trees, al-fresco dining tables, and outdoor sofas on other levels beckon relaxation under the Tuscan sun.

Due to this fantastic location, you can spend your days walking, hiking and picnicking in the gorgeous Val Di Chiana. When you wish to dine out or do a



spot of shopping, you have the villages of Camucia and Cortona both under 5km away! Further afield, cities such as Arezzo, Assisi and Perugia are within driving distance for day trips filled with art, culture and delicious foods.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Babies & Toddlers • Wi-Fi/Internet • Air-Con • Pets on Request • Cooling Jacuzzi • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Satellite TV • Heating • Fenced Grounds • Parking Space • Rural Location



# Interior & Grounds

## *Lower Ground Floor*

- Living space with kitchenette and dining table
- Bedroom with queen-sized double bed and one single bed
- Bedroom with queen-sized double bed
- 2 x bathroom with shower, sink and WC

## *Ground Floor*

- Living room with sofa, armchairs, TV, fireplace and dining table seating 6
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine and Moka pot
- Bedroom with queen-sized double bed
- Bedroom with small-double bed
- Bathroom with shower, sink and WC

## *First Floor*

- Bedroom with queen-sized double bed and two single beds
- Bathroom with shower, sink and WC

## *Exterior Grounds (5000m2)*

- Tiered garden with lawns, patios and olive groves
- Private swimming pool (4m x 8m, 1.2m-2m deep) open from May to end of September
- Jacuzzi
- Covered dining terraces
- Outdoor sofas and armchairs
- Sun loungers and parasols
- Swing chair
- Deckchairs
- Barbecue
- Parking

## **Additional Facilities**

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

Property License Number: 051017LTN0655

## Location & Local Information

Villa Campaccio is a wonderful base for a Tuscan holiday. This rural home offers a great range of experiences to guests due to the proximity to both wide open countryside and idyllic, historic villages. This beautiful home is a great place to stay for experiences authentic, Italian village life.

Though the home is rurally located, the closest villages beckon just a short distance away. Within walking distance, these small hamlets are adorned with charming restaurants and shops offering a taste of local flavours and artisanal craft shops.

For a more diverse selection of amenities both Camucia and Cortona lie within easy reach. Camucia offers an authentic Tuscan village ambiance, with local shops, bustling cafes, and produce markets allowing you to immerse yourself in the genuine lifestyle of the region and to pick up some groceries. The village is just 5km away. Closer still is Cortona, a cherished tourist destination which is under 3km away! This Etruscan village is perched 500 meters high and sits inside its original walls. The village is packed with ornate churches, defensive fortifications, and lively town squares. Just beyond the town centre, the intriguing Archaeological Park awaits, showcasing Roman and Etruscan ruins, monuments, and tombs, along with ever-changing exhibitions on local history.

There are many larger towns and cities you can visit in this area too. So many that you could visit one every day and never run out. One of these is the town of Anghiari which is 40km from the villa. This idyllic, inviting town stands as one of Tuscany's most beautiful walled towns. Steeped in medieval history, Anghiari thrived through the expertise of weavers, ceramicists, and skilled woodworkers, leaving behind a lasting legacy. Today, its streets are filled with art studios, antique shops, and artisanal craft stores in addition to a museum dedicated to local life. Enchanting town squares host a myriad of shops, cafes, and restaurants, surrounded by architectural treasures like the 7th-century Church of Santo Stefano and imposing palaces, including the Palazzo del Marzocco. This historic palace has now been transformed into a museum which can be toured by visitors.

Nature-lovers are also well-catered for in this stunning region. Just 11km away for example, you can drive out to Lake Trasimeno, a vast lake with calm water, sandy lake beaches and quaint lakeside towns. Whether spending leisurely days on the beaches or indulging in boat trips around the lake's islands and water sports, Lake Trasimeno provides a delightful escape. Nature enthusiasts can also head out on walks in the nearby Val di Chiana, a famous, picturesque valley with winding trails meandering through the Tuscan countryside.



## Local Amenities

Nearest Airport	<b>Arezzo Airport (32 km)</b>
Nearest Village	<b>Cortona (3 km)</b>
Nearest Town/City	<b>Arezzo (32 km)</b>
Nearest Restaurant	<b>Cortona Bistrot (2 km)</b>
Nearest Bar/Pub	<b>Bar 500 (3 km)</b>
Nearest Supermarket	<b>Eurospar (6 km)</b>
Nearest Beach	<b>Sassonia di Fano (141 km)</b>
Nearest Golf	<b>Valdichiana (28 km)</b>

## What we love

- The stunning peaks and valleys of the enveloping countryside are visible from all around the home and the vast garden
- The spacious house can sleep up to 14 guests, making this a fantastic choice for those travelling with the extended family
- A garden of over 5000m<sup>2</sup> offers you the perfect place to let go of the stresses of day-to-day life and truly unwind
- The magical walled village of Cortona is just 3km away from the villa and is a wonderful place to visit

## What you should know...

- Use of the air conditioning system is included in your booking, while the central heating is charged separately
- Some of the bedrooms offer additional single beds for the use of children
- The home and gardens are set over different levels, this may be unsuitable for those with mobility issues
- This rural setting offers guests peace and serenity, you will need a car to visit nearby towns and villages

# Terms & Conditions

- Security deposit: €350 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?: Yes, included in the rental price.
- End of stay cleaning included?: Not included in the rental price, extra €200 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 (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 beginning of May to end of 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.