

# Villa Metelliano

Region: Chianti & Arezzo Sleeps: 4

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## Overview

Overlooking the beautiful Tuscan countryside, just 6km away from the famous hill town of Cortona, Villa Metelliano is a serene hideaway for two couples or a small family. From your base here, you can spend your time exploring the nearby walking trails or wandering around the pretty, medieval villages.

Villa Metelliano is a charming single-story residence that originated as a traditional Tuscan farm building. Nestled atop a hill, it commands a picturesque view over the Val Di Chiana and the endless fields below.

The house, with its cozy ambiance, comfortably accommodates 4-6 guests, thanks to the inclusion of a double sofa bed in the lounge. Alternatively, the two spacious bedrooms can host four guests. One bedroom features a delightful double bed and doors opening onto the garden, while the other offers flexibility, configurable as a double or twin room, catering to the preferences of your party. Both rooms showcase simple yet tasteful decor with matching wooden furnishings and crisp, clean linens.

The heart of communal gatherings is the expansive living space, an open-plan room comprising a double sofa bed, inviting armchairs, and a welcoming open fireplace. The opposite end of the room houses a well-equipped kitchen and a lengthy dining table, fostering a sociable atmosphere where guests can interact while preparing meals. In this room, you will be able to see some of the home's original features such as the fireplace and the beamed ceiling, though recent renovations have brought the interiors up to date for modern families. For added convenience, two contemporary bathrooms are available for guests, ensuring comfort during their stay.

Stepping outdoors, guests are treated to an expansive 5-hectare expanse of private grounds and flourishing olive groves. The private pool beckons as a peaceful retreat for relaxation and refreshing dips. Outdoor cooking is a joy with the barbecue, and al-fresco dining takes on new heights on the elevated dining terrace. The garden is adorned with an array of pretty flowers, enhancing the overall allure of this Tuscan haven.

Within just a short drive, guests can find two brilliant villages; Camucia and Cortona. You will also discover a small range of restaurants dotted around the local countryside with the nearest being 1.5km away.



Tuscany is a wonderful setting for a holiday as you can do as much or as little as you like here. If you choose, you can simply relax in the countryside, but if you prefer, you can visit a different village or town each day.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Hairdryer • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location

# Interior & Grounds

## Ground Floor

- Living room with garden access, double-sofa bed, armchairs, TV and fireplace
- Adjoining kitchen with dining table seating 6, oven, hob, fridge freezer, dishwasher, microwave, toaster and coffee machine
- Bedroom with garden access, double-sized bed and desk
- Bedroom with two twin beds or double bed
- 2 x bathroom with shower, sink, bidet and WC



## Exterior Grounds

- Manicured gardens within 5 hectares of olive groves
- Private swimming pool, open June- end of September
- Al-fresco dining table
- Outdoor seating areas
- Sun loungers
- Barbecue
- Parking

## Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- TV
- Washing machine
- Hair dryers



## Location & Local Information

Villa Metelliano is a charming two bedroom holiday villa in the rolling Tuscan countryside. Surrounded by leafy olive groves, rural pastures and vineyards, this setting allows guests to immerse themselves in authentic village life and to explore the local countryside.

The villa is ideally-situated in Tuscany's open countryside. Here you can walk and hike through the scenic pathways, go bike riding or book on to tours of nearby towns. Wine-lovers are also well-placed for visiting local wineries and vineyards, Cortona Wine Tours are a great company and arrange lots of trips to family-run vineyards or even in-town wine tastings in quaint bars.

When staying here, guests are strategically located just 6 km away from the bustling village of Camucia. Here, you will find a delightful array of cafes, restaurants, and large supermarkets await. The proximity to Camucia ensures that daily essentials and culinary delights are easily accessible.

Equally close, only 6 km away, is the captivating hilltop Etruscan town of Cortona. This medieval delight boasts an archaeological park, museums, ancient churches, and an abundance of shops, cafes, and restaurants to explore. Perched 500 meters high, Cortona offers breathtaking views of the surrounding landscapes, rewarding visitors with a sense of awe and wonder. Cortona is somewhere you have to visit as it is known as one of Italy's most beautiful villages.

For those seeking a change of scenery and a day at the beach, the tranquil Lake Trasimeno is a mere 12 km away. This vast lake offers a serene escape with its crystal-clear waters and picturesque lakeside ambiance. Here, one can enjoy leisurely days by the shore or embark on boat trips, exploring the charming islands and engaging in water sports amidst the serene surroundings. Around the lake there are even a selection of gorgeous villages where you can dine out with lake views.

Venturing further afield, a day trip to Perugia, a vibrant city just 50 km away, promises a bustling and culturally rich experience. In less than an hour, guests find themselves in the heart of this lively city, renowned for its museums and galleries. Highlights include the National Gallery and the Palazza dei Priori, attracting art enthusiasts and history buffs alike. Perugia is also a haven for chocolate lovers, as the city is famous for its chocolate production. Visitors can indulge in a visit to a chocolate museum, gaining insights into the art of chocolate-making and, of course, savouring delicious samples.

Whether exploring historic sites, enjoying culinary delights, or simply basking in the vibrant atmosphere, this Tuscan location ensures a diverse and



enriching holiday experience.

## Local Amenities

Nearest Airport	<b>Arezzo Airport (35 km)</b>
Nearest Village	<b>Cortona (6 km)</b>
Nearest Town/City	<b>Arezzo (35 km)</b>
Nearest Restaurant	<b>Cortona Bistrot (5 km)</b>
Nearest Bar/Pub	<b>Bar 500 (6 km)</b>
Nearest Supermarket	<b>Eurospar (7 km)</b>
Nearest Beach	<b>Sassonia di Fano (142 km)</b>
Nearest Golf	<b>Valdichiana Golf Club (28 km)</b>

## What we love

- Sitting in an idyllic natural landscape, Villa Metelliano offers guests serenity within 5 hectares of olive groves
- The villa offers two bright and spacious double bedrooms where guests can enjoy a restful night's sleep
- Outdoors, a private pool takes centre stage in the garden. This delightful space is filled with vibrant florals and has a covered dining terrace where you can tuck in to Italian feasts al-fresco
- Just 6km away from the villa you can discover two wonderful villages; Camucia with a great range of restaurants and larger shops and Cortona, famed for its historic walls and ornate churches

## What you should know...

- Guests should be aware that the central heating and air conditioning are paid for separately
- If you require more space for guests to sleep, there is a comfy double sofa bed in the living area
- As you will be located 6km away from villages packed with amenities and restaurants, you will require a car when staying at Villa Metelliano

# Terms & Conditions

- Security deposit: €600 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- Arrival time: 16:00 - 19:00

- Departure time: 10:00

- Energy costs included?: Yes, included in the rental price.

- Heating costs included?: Not included in the rental price there will be an extra cost to be paid locally, please enquire.

Air conditioning usage is not included in the rental price, extra €80 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 €190 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 beginning of June 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.