

# Villa Torreone

Region: Chianti & Arezzo Sleeps: 8

## Overview

Surrounded by lush olive groves and undulating fields, this hilltop villa exudes charm, seamlessly blending the rustic allure of its farm origins with luxurious amenities. This gorgeous villa is a wonderful base for your Tuscan adventure as you can reach nearby walking routes and historic villages with ease.

Every inch of this meticulously transformed property reflects the dedication to offering guests a truly exceptional retreat. The interiors, with rustic stone accents and period ceiling beams, reveal a well-planned design reminiscent of a boutique hotel. Throughout the home, a thoughtful combination of low lighting, captivating artworks, and a soothing neutral colour palette creates warm and comforting spaces.

Stepping through the doors into the living room, guests are greeted by a large corner sofa in a delightful pink hue, providing a cozy spot to enjoy films on the Smart TV. The adjacent solid wood kitchen, fully equipped for making drinks and meals, seamlessly connects to a dining space where evenings can be spent chatting over delicious meals. A wine fridge in the dining area stands ready to preserve the perfect wines to accompany your Italian dishes. The ground floor also unveils a generously sized bedroom featuring a hydromassage bathtub and an en-suite shower room.

Ascending to the first floor, two additional bedrooms beckon; one boasting terrace access and an en-suite bathroom with a walk-in shower. The other inviting double room offers access to a spacious family bathroom. Completing this level is a convenient living space featuring a double sofa bed, a well-appointed kitchenette, and doors opening to the covered veranda.

Outdoors, the expansive 5000m2 garden provides an idyllic setting for relaxation, offering an array of dining areas, sun loungers, and outdoor sofas. The infinity swimming pool provides a refreshing oasis for both cooling down and entertaining the children. Panoramic views envelop the garden, creating a magical backdrop, particularly at sun set.

Guests of Villa Torreone will be thrilled to discover this incredible location as you are so close to a range of villages. The shops and restaurants of Camucia are only 6km away, while even closer still is the Etruscan settlement of Cortona which is much-loved by visitors.



If you prefer to spend your days out in nature, you will find walking routes, lake beaches and dense woodlands within easy reach of the home.

## **Facilities**

Villa/House • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Air-Con • Cooling Jacuzzi • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Hairdryer • Hairdryer • Satellite TV • Heating • Fenced Grounds • Rural Location

# Interior & Grounds

## Ground Floor

- Living room with doors on to the garden, large corner sofa and Smart TV
- Fully equipped kitchen with kitchen island, oven, hob, fridge freezer, microwave, dishwasher, American coffee machine, Italian moka pot, toaster, ice machine and slicer
- Dining area with table seating six and wine cellar
- Bedroom with double-sized bed, hydromassage bath and en-suite bathroom with shower, sink, bidet and WC
- Laundry room
- Storage room
- Guest WC

## First floor

- Living space with access to veranda, double-sofa bed and kitchenette
- Bedroom with doors on to terrace, double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink, bidet and WC

## Exterior Grounds

- Expansive tiered garden with valley views
- Private infinity pool (4m x 9m meters, 1.2-1.5m deep) open from mid-April to end of October
- Dining area
- Sun loungers
- Deckchairs
- Barbecue
- Parking

## Additional Facilities

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



Property License Number: 051017LTN0691

## Location & Local Information

Villa Torreone is a stunning three-bedroom home which sits in 5000m<sup>2</sup> of gardens and ground. Overlooking the breathtaking Tuscan countryside, this is an idyllic setting for your Italian escape.

Sitting strategically in the expansive Tuscan landscape which is dotted with vineyards and olive groves, guests can embark on scenic walks, invigorating hikes, or explore charming towns through biking or professionally guided tours. Wine enthusiasts are in proximity to renowned wineries, with Cortona Wine Tours offering captivating experiences in family-run vineyards or intimate in-town tastings.

Strategically positioned just 6 km from the vibrant village of Camucia, guests enjoy easy access to an array of cafes, restaurants, and supermarkets. Whether you wish to dine on traditional Italian dishes or American style burgers, there are a great range of eateries in Camucia.

Similarly, only 3 km away lies the enchanting hilltop Etruscan town of Cortona. Sitting within large, defensive walls, the picturesque village boasts an archaeological park, fantastic museums, pretty churches, and a plethora of shops and eateries. Perched at an elevation of 500 meters, Cortona also offers awe-inspiring vistas, earning its reputation as one of Italy's most beautiful villages.

For a change of scenery, a short 12 km drive leads to the tranquil Lake Trasimeno, a serene retreat with crystal-clear waters and lakeside charm. Visitors can relish leisurely lakeside days, embark on boat trips to explore islands, or partake in water sports amidst picturesque surroundings. There are numerous beaches all around the lake, so you can sunbathe and make sandcastles with your kids here on sunny days. The lakeside villages also offer a wealth of dining options with stunning lake views.

Those drawn to city life can venture 32 km to the historic city of Arezzo. With a rich history dating back a millennium, Arezzo's evolution from an Etruscan settlement to a bustling trade hub is evident. The cityscape is adorned with landmarks like the National Museum of Medieval and Modern Art, the Basilica of Saint Francis, and the formidable Medici family's 16th-century fortress, now a dynamic art museum. Arezzo further entices with a diverse selection of shops, cafes, bars, and restaurants.

Whether exploring historical sites, indulging in culinary delights, or immersing in the lively atmosphere, this Tuscan haven guarantees a multifaceted and enriching holiday experience.



## Local Amenities

Nearest Airport	<b>Arezzo Airport (31 km)</b>
Nearest Village	<b>Cortona (2 km)</b>
Nearest Town/City	<b>Arezzo (31 km)</b>
Nearest Restaurant	<b>Osteria Le Rughe di Cortona (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 (147 km)</b>
Nearest Golf	<b>Valdichiana Golf Club (23 km)</b>

## What we love

- Offering truly breathtaking views of the Val Di Chiana, Villa Torreone is a wonderful place to stay for a holiday in Tuscany
- With three chic bedrooms and interlinking living spaces, this elegant, luxurious villa can accommodate 6-8 guests
- Outdoors, a vast, tiered garden boasts covered dining spaces and a gorgeous infinity pool
- One of Italy's most beautiful villages, the hilltop village of Cortona is set just 3km away

## What you should know...

- If you require extra accommodation for guests, there is a double sofa bed in the upstairs living space
- The use of the heating and air conditioning systems are paid for separately
- Extras and services can be arranged for guests staying here, these include grocery shopping and bike hire
- A car will be essential due to the idyllic country setting

# Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- Arrival time: 14:30 - 18:30

- Departure time: 10:00

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

- Heating costs included?: Not included in the rental price, extra €0.90/kWh, to be paid locally.

Air conditioning usage is not included in the rental price; extra €0.90/kWh is

- 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?: 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 April to end 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.