

# Villa Pancole

Region: San Gimignano **Sleeps: 10**

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## Overview

Villa Pancole is an inviting haven in the heart of the rolling hills of Tuscany, offering a quintessential Italian farmhouse experience in the picturesque Arezzo area. This spacious and charming abode serves as an ideal base for those eager to explore the local towns and immerse themselves in the breathtaking countryside with family and friends.

Stepping into Villa Pancole, you are greeted by a sense of timelessness, where traditional details blend seamlessly with modern comforts. The two-story farmhouse exudes warmth with open fireplaces, rustic ceiling beams, and a host of period features. Yet, the villa effortlessly caters to contemporary needs with amenities such as Wi-Fi, Smart TVs, and air conditioning, ensuring a perfect balance of old-world charm and modern convenience.

The ground floor unfolds into a cosy living room adorned with plush sofas, a smart TV, and a fireplace, creating an inviting space for relaxation. The adjacent dining room features a long table for communal gatherings and a smaller table ideal for formal meals, while the country-style kitchen, complete with a breakfast table, beckons aspiring chefs with all the appliances needed to prepare sumptuous Italian feasts. A double en-suite bedroom on this level adds convenience, and for a touch of luxury, guests can indulge in the welcoming steam room.

Ascending the staircase reveals four elegantly appointed bedrooms on the upper floor—two doubles and two twins. Each room boasts traditional decor, Smart TVs, and en-suite shower rooms, creating private sanctuaries for rest and relaxation. An additional living area on this floor invites gatherings for evening chats before bed.

The villa extends its charm outdoors, where the expansive garden seamlessly merges with the surrounding countryside. Towering trees, manicured lawns, sunny patios, and covered dining and lounge spaces offer an array of options for outdoor enjoyment. The private pool and rejuvenating jacuzzi provide moments of refreshing leisure.

Adding to the allure of Villa Pancole is a separate annexe within the garden, providing both proximity to the main home and privacy for a smaller family. Complete with its own kitchen, dining area, living room, and en-suite double and twin bedrooms, the annexe enhances the overall sense of space and



versatility.

In the vicinity, guests can relish walks and bike rides or explore local wineries.

Towns like Subbiano and Arezzo are easily accessible by car, promising a diverse range of cafes, restaurants, shops and attractions for you to discover.

Villa Pancole stands as not just a holiday residence but a gateway to the timeless charm and beauty of rural Tuscany.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Teens • Air-Con • Cooling Jacuzzi • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • Heating • Parking Space • Rural Location

Interior & Grounds



## Location & Local Information

A holiday to rural Tuscany promises an enchanting escape into the heart of Italy's picturesque countryside. The chosen retreat, Villa Pancole, nestled near the Casentino Forests and Verna Park, provides a serene backdrop for a rejuvenating break. Surrounded by rolling hills and lush landscapes, the villa offers an idyllic setting for leisurely bike rides, invigorating walks, and scenic picnics.

Despite its rural location, Villa Pancole is strategically situated within 4km of local restaurants and shops which dot the landscape in small villages, offering a taste of authentic Tuscan cuisine and a chance to purchase handmade crafts. For a more comprehensive shopping and cultural experience, the town of Subbiano, 9km away, beckons with its diverse amenities. Subbiano is a lovely place to explore as it overlooks the River Arno and has a mountain backdrop. From quaint boutiques to local markets and even a local war museum Subbiano provides an opportunity to immerse oneself in the daily life of a Tuscan community.

Venturing further afield, a must-visit destination is Arezzo, a captivating medieval hill town located 20km from Villa Pancole. Arezzo boasts a rich history evident in landmarks like the Medicean Fortress, the awe-inspiring cathedral, and ornate churches. Art and history enthusiasts can explore a range of museums and galleries, including the National Museum of Medieval and Modern Art and the Gaius Mecenat Archaeological Museum. Arezzo's renowned antique fairs add a unique touch for those inclined towards vintage treasures. The town also offers delightful shopping avenues and diverse dining options, ensuring a satisfying blend of history, culture, and culinary experiences.

Anghiari, another gem, awaits exploration. This impeccably preserved medieval town, known for its stunning streets and historic villas, provides an intimate glimpse into Tuscany's rich heritage. Craft shops and a handful of museums enhance the town's appeal, making it a must-visit destination for history enthusiasts and lovers of traditional Tuscan craftsmanship.

In conclusion, a holiday to rural Tuscany, centred around Villa Pancole, promises an immersive experience in the region's natural beauty and cultural richness. From the tranquillity of the villa's surroundings to the vibrant charm of nearby villages and towns like Subbiano, Arezzo, and Anghiari, each day unfolds with opportunities for exploration, relaxation, and the creation of lasting memories in one of Tuscany's most enchanting corners.



## Local Amenities

Nearest Airport	<b>Florence Airport (64 km)</b>
Nearest Village	<b>Certaldo (10 km)</b>
Nearest Town/City	<b>Florence (66 km)</b>
Nearest Restaurant	<b>Osteria La Saletta (10 km)</b>
Nearest Bar/Pub	<b>Bar Italia (10 km)</b>
Nearest Supermarket	<b>Alimentari Fontanelli e Pertice (10 km)</b>
Nearest Beach	<b>Spiaggia Libera (6 km)</b>
Nearest Golf	<b>Castelfalfi Golf Club (28 km)</b>

## What we love

- Villa Pancole is an idyllic hideaway in the rolling hills of Tuscany
- Sleeping fourteen guests across two delightful buildings, the house is perfect for a trip with the extended family
- The garden here is a lush oasis with staggering views and a private swimming pool
- The house enjoys a serene, countryside setting, you can reach the town of Subbiano within a 9km drive and the town of Arezzo is 20km away, making this a wonderful base for exploring both town and country

## What you should know...

- The pool can be heated up on request; before mid- May and between mid- September and mid- November, there will be additional charge for this
- Two of the bedrooms of Villa Pancole are set within a separate annexe which offers a kitchen and living space of its own
- Guests will need a car when staying here due to the remote setting
- There is a tennis court within 200m of the home, this is shared with the neighbouring homes

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 15:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- 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: 3 nights during low season. 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.
- 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 allowed prior agreement with the owner.
- 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.