

Villa Fabbroni

Region: Chianti & Arezzo Sleeps: 14

Overview

Discover Tuscany when you stay in the stylish Villa Fabbroni, snuggled in the Italian countryside near Arezzo. This 340m² original stone-built property is made up of a main house with an annexe, and a total of seven ensuite double bedrooms. The villa can comfortably accommodate up to fourteen guests, ideal for a large family holiday, or great for a group of friends to get together. The villa is set in magnificent grounds and gardens, complete with your own private swimming pool, an in-house spa, a shared tennis court, and secure parking. The interiors are classic of a country house, cosy, comfortable, with a relaxed holiday home vibe.

The main part of Villa Fabbroni has a ground floor with a double living room that gives access to the garden, and a separate fully equipped kitchen. The first of the seven well-appointed bedrooms can be found on this floor. The master bedroom has a large double bed and ensuite bathroom with shower. There is an additional bathroom with laundry facilities. The second floor features four bedrooms, each with an ensuite bathroom with showers - two with double beds, and two with two single beds. The annexe has a living room, laundry room, separate kitchen with a small bathroom, and on the second floor, a double room and a twin room, both with ensuite bathrooms. All the bedrooms come complete with air conditioning, WiFi, and mosquito nets.

The gorgeous 10,000sqm grounds and gardens are populated with indigenous trees, lush lawns, and your own private swimming pool, surrounded by inviting sun loungers, and shady parasols. A pergola boasts soft seating and is the perfect spot to enjoy those sweeping Tuscan countryside views. Take a walk to the tennis court for a set or two, then sweat it all off in the spa and steam room. Wallow the afternoon away in the huge hot tub, before meeting for cocktails on the terrace to watch the sun set. Feast alfresco at the outdoor dining set, with dishes freshly grilled on the built-in stone barbeque, and raise a glass of Chianti to the most memorable of holidays in the most enchanting of settings.



Facilities

Villa/House • Great Value • Private Pool • Heated Pool • Ideal for Teens
• Wi-Fi/Internet • Air-Con • Pets on Request • Cooling Jacuzzi • BBQ •
Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer
• Tennis Court • Satellite TV • Satellite TV • Heating • Fenced Grounds
• Parking Space • Rural Location

Interior & Grounds

Main House

Ground Floor

- Fully equipped kitchen (oven, hob, fridge freezer, microwave, dishwasher, coffee maker, toaster)
- Double living space with access to the garden, sofa, TV, fully equipped kitchen
- Dining area with dining table
- Master bedroom with double bed and ensuite bathroom with shower
- Second bathroom with shower.
- Spa: steam room

Upper Floor

- 2 x bedrooms with double beds and ensuite bathrooms with showers.
- 2 x bedrooms with 2 x single beds and ensuite bathrooms with showers

Annexe

Ground Floor

- Fully equipped kitchen (oven, hob, fridge freezer, microwave, dishwasher, coffee maker)
- Living space with sofa, TV, dining table
- Bathroom with shower
- Service room with washing machine

Upper Floor

- Bedroom with a double bed and ensuite bathroom with shower
- Bedroom with twin beds and ensuite bathroom with shower

Exterior Grounds (10000m2)

- Private parking
- 10 x 7m swimming pool
- Sun loungers
- Hot tub
- Soft seating set
- Swing chair
- Alfresco dining set
- Carbecue
- Children's playground

Additional Facilities

- Air conditioning
- Heating
- Wi-Fi connection
- Parking



- Satellite TV
- Fireplace
- Mosquito nets
- Wellness zone
- Tennis court
- Children's playground
- Baby amenities
- Cooking lessons
- Extra beds on request
- Weddings
- Pets allowed

Property License Number: 051037LTI0001

Location & Local Information

Villa Fabbroni can be found in the heart of the Italian countryside, near to Arezzo, in Tuscany. The villa is ninety seven kilometres from the nearest international airport near Florence. The house sits on the edge of Casentino Forests and Verna Park, for long walks among the local flora and fauna, and a shared tennis court is a two hundred metre walk away.

Explore the cultural richness of Arezzo, only fifteen minutes from your holiday home, starting with Piazza Grande, home to the Arezzo Cathedral and the Basilica of San Francesco, and Casa Vasari, a museum displaying his work. Immerse yourself in history at the Museo Archeologico Nazionale Gaio Cilnio Mecenate and Casa Vasari. If visiting on the first Sunday, the Arezzo Antique Fair in Piazza Grande offers a unique experience. Spend the day in Florence, and visit the Uffizi Gallery, Ponte Vecchio, and the awe-inspiring Duomo. Siena, another captivating day trip, showcases the Piazza del Campo, the Siena Cathedral, and the Torre del Mangia.

For sports and leisure, Arezzo provides opportunities for cycling, hiking, and golfing at the Arezzo Golf Club. The Pratomagno mountain range near Arezzo offers climbing adventures. In Florence, consider kayaking or paddleboarding on the River Arno. For a unique perspective, experience Tuscany from a hot air balloon. Immerse yourself in the local culture by attending football matches or indulging in a gelato-making class. Make sure you visit the local vineyards, and sample the world-renowned Chianti wines. In the evening find a local trattoria and feast on local dishes.

Local Amenities

Nearest Airport	Arezzo Airport (23 km)
Nearest Village	Subbiano (7 km)
Nearest Town/City	Arezzo (21 km)
Nearest Restaurant	Al Nuraghe (5 km)
Nearest Bar/Pub	Bar Carducci (6 km)
Nearest Supermarket	Gala Supermercato (5 km)



Nearest Beach	Spiaggia Sassonia di Fano (147 km)
Nearest Golf	Arezzo Golf Club (22 km)

What we love

- We love that Villa Fabbroni can accommodate so many guests, and the separate annexe means that a few families can travel together and still have their privacy
- We love the simply splendid sweeping panoramic views over the classic Tuscan countryside, as far as the eye can see and beyond
- It's great that all the bedrooms at Villa Fabbroni are ensuite
- We love that Villa Fabbroni is set within the golden triangle of Tuscany, close to Arezzo, Florence, and Siena

What you should know...

- The swimming pool at Villa Fabbroni is open from May 1st until September 30th
- The pool can be heated before May, and from mid- September until mid-November subject to charge
- A welcome dinner can be organised subject to charge
- The tennis court is shared between two other villas, and only a two hundred metre walk away

Terms & Conditions

- Security deposit: €400 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, extr €25 per day, 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 €142 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: Saturday during peak season.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €400 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: The pool is open approximately from 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 allowed on request only and with 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.