

# Villa Canonica

Region: Chianti & Arezzo Sleeps: 7

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## Overview

Sitting six hundred metres above sea level, Villa Canonica can be found off the beaten track in the quaint village of Greve, overlooking the vineyards of Chianti, in Tuscany, Italy. This charming, two storey, detached stone house has four well-appointed bedrooms, and can comfortably accommodate up to seven guests, ideal for a family holiday, or a group of friends' getaway. The villa is set in its own grounds and idyllic garden, with panoramic countryside views and an outdoor gym. The property comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, satellite television, and a ground floor accessibility suite for those with mobility issues. The exterior is classic local stone, whilst the interiors ooze rustic charm, with cool stone floors, and wood beamed ceilings. Villa Canonica is furnished in a traditional comfy country cottage style, decorated with original art and artefacts, a stylish contemporary kitchen, and swish bathrooms.

Drive down the well worn track to the villa, where there is private parking. Enter the villa to be welcomed by a holiday home from home living space, furnished with a sofa, armchairs, a smart television, and an eight seater dining set. The adjacent sleek kitchen is fully equipped with all the appliances you will need to cater for your holiday, including that must-have Italian coffee maker. The first of the four bedrooms can be found on this floor, with a double bed, and an ensuite bathroom that has a wheelchair access bath tub. Take the stairs to the first floor, where there are three further bathrooms. The master bedroom has a double bed, old wooden wardrobes, a chest of drawers, and a swanky striped ensuite bathroom with a shower. The second bedroom has a double bed, and the third one single bed, and they both share a bathroom with a shower.

Step outside where a paved patio is surrounded by lush green lawns, and countryside views as far as the eye can see. Have a morning workout in the outdoor gym, before a morning coffee at one of the garden seating sets under a shady parasol. As the sun sets over the horizon, meet for cocktails on the terrace, then feast alfresco at the six seater dining set with dishes freshly grilled on the wood burning barbeque, and raise a glass of local Chianti to the most memorable holiday.



## Facilities

Villa/House • Great Value • Ideal for Teens • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Hairdryer • Hairdryer • Satellite TV • Satellite TV • Wheelchair Access • Gym/Fitness Room • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location



# Interior & Grounds

## Ground Floor

- Fully equipped kitchen (oven, hob, microwave, fridge freezer, dishwasher, coffee maker, toaster, high chair, washing machine)
- Living space with sofa, 3 x armchairs, satellite TV, dining table, access to garden
- Bedroom with double bed, access to garden with ensuite bathroom: wheelchair accessible bath tub

## First Floor

- Master bedroom with double bed, ensuite bathroom
- Bedroom with double bed
- Bedroom with single bed, safe
- Bathroom with shower

## Exterior Grounds (250m2)

### Garden

- Gym: exercise equipment
- Garden furniture
- Parasols
- Outdoor dining set
- Barbecue
- Green house
- Parking

## Additional Facilities

- Air conditioning
- Heating
- Wi-Fi connection
- Private parking
- Accessible ground floor bedroom and bathroom
- Satellite TV
- Baby amenities
- Adjacent walking and hiking trails

Property License Number: 048021LTN0159



## Location & Local Information

The charming Villa Canonica can be found in the heart of Chianti, near to the town of Greve, in the Italian Tuscan countryside. The nearest international airport in Florence is only forty kilometres from your holiday home. The villa is perfectly positioned with panoramic views over the Chianti vineyards, towards the towers of San Gimignano, and the Apuan Alps.

The nearest village of Greve is a two kilometre drive, where you can find provisions for your stay, welcoming cafes, bars, and restaurants in the main square, the Santa Croce church, and a Saturday market with handcrafted souvenirs, and homemade produce. For those who like long walks, hiking, or biking, the villa is adjacent to well-trodden trails and woodland. Take a tour around the nearby villages to sample the famous Fiorentina steak and a bottle or two of Chianti Classico.

Visit the wine museum, and the outdoor Chianti Sculpture Park. Treat yourself to a cooking class, and check out local events and join in the fun of the colourful seasonal festivities.

Travel further afield for a cultural fix to golden triangle of Arezzo, Siena, and Florence, spend a day in each city for a sense of Renaissance Italy.

## Local Amenities

Nearest Airport	<b>Florence Airport (45 km)</b>
Nearest Village	<b>Greve (6 km)</b>
Nearest Town/City	<b>Florence (45 km)</b>
Nearest Restaurant	<b>Ristorante Pizzeria La Cantina (6 km)</b>
Nearest Bar/Pub	<b>Tenuta Riseccoli Winery (2 km)</b>
Nearest Supermarket	<b>Coop (6 km)</b>
Nearest Beach	<b>Livorno Beach (103 km)</b>



Nearest Golf

**Centanni Golf Club**  
**(29 km)**

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## What we love

- We love staying in a villa in the heart of Chianti and being able to visit the vineyards where this world-renowned wine is produced
- We love the authentic rustic charm of Villa Canonica, with its original stone exterior, and classic country interior
- Villa Canonica has a ground floor bedroom, with a fully equipped accessible bathroom, great for those with mobility issues
- The garden at Villa Canonica is idyllic, furnished with colourful tables and chairs, where you sit and feast on the local delicious Tuscan delicacies

## What you should know...

- To reach your holiday home there are accessible but unpaved roads for the last 800m
- Villa Canonica really is sited in the heart of the countryside; we highly recommend hiring a car for the duration of your stay
- Villa Canonica is immediately adjacent to a similar property, yet still enjoys quiet and seclusion

# Terms & Conditions

- Security deposit: €300 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Not included in the rental price, extra €0.60/kWh to be paid locally.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No.
- End of stay cleaning included?: Not included in the rental price, extra €295 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: 2 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 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.