

Villa Subbiano

Region: Chianti & Arezzo **Sleeps:** 7

Overview

Find peace and seclusion when you stay in Villa Subbiano, snuggled in the heart of the Italian countryside, near to Arezzo, in glorious Tuscany. This beautiful two storey, detached stone house makes a fabulous first impression, set in its own extensive grounds and lawned gardens. The villa has three spacious bedrooms, and can comfortably accommodate up to seven guests, ideal for a family holiday, or a group of friends' getaway. Villa Subbiano comes with its own private swimming pool, outdoor Jacuzzi, and access to shared tennis courts. The property comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, satellite television, and private parking. The charming interiors are authentic country cottage comfortable for that holiday home from home vibe, with stone floors and timbered ceilings.

Enter the villa to be welcomed by a light and bright living space, with a two sofa seating area, facing an open hearth fireplace for those cooler months and evenings, and a satellite television for your entertainment. The adjacent dining set is perfect for some informal indoor entertaining. There is a delightful fully equipped kitchen with an open wood burning stove for the traditionalists, and an oven and hob for the modernists, a family size fridge freezer, a microwave, that must-have Italian coffee maker, and a six seater dining set. The first of the three bedrooms can be found on this floor, a cosy double room that looks out onto the garden, and a bathroom with a bath tub. Take the stairs to the upper floor, where there is a bedroom with a double and a single bed that's perfect for a small family, and a bedroom with two single beds. There is a large shared family bathroom, with a walk-in shower, and double vanity unit.

Step outside onto the veranda covered patio, home to some inviting soft seating, and an outdoor dining set. The meticulously manicured lawn hosts a centrepiece step-entry swimming pool, surrounded by relaxing sun loungers. Take a dip in the pergola covered hot tub, best enjoyed cocktail in hand. Meander down to the shared tennis court for a set or two with the neighbours. As dusk falls feast alfresco on local delicacies, freshly grilled on the barbeque, and raise a glass of local Chianti to the most memorable holiday, in the most serene setting.



Facilities

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

Interior & Grounds

Ground Floor

- Fully equipped kitchen (oven, hob, microwave, dishwasher, fridge freezer, coffee maker)
- Large living room with sofa, fireplace, TV, and dining table
- Bedroom with double bed
- Bathroom with bath tub

- First Floor

- Bedroom with double bed and a single bed
- Bedroom with 2 x single beds
- Bathroom with shower

Exterior Grounds (250m²)

- 10 x 8m swimming pool
- Sun loungers
- Jacuzzi
- Lawned gardens
- Garden furniture
- Alfresco dining set

Additional Facilities

- Air conditioning
- Heating
- Wi-Fi connection
- Parking
- Satellite TV
- Fireplace
- Washing machine
- Mosquito nets
- Tennis court (shared)
- Baby amenities
- Pets allowed

Property License Number: 051037LTI0001



Location & Local Information

Villa Subbiano can be found nestled in the heart of the Italian countryside, near to Arezzo, in Tuscany. The nearest international airport near Florence is one hundred and five kilometres from your holiday home. The villa 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 four hundred metre walk away.

Explore the cultural richness of nearby 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 (22 km)
Nearest Village	Subbiano (6 km)
Nearest Town/City	Arezzo Airport (20 km)
Nearest Restaurant	Al Nuraghe (5 km)
Nearest Bar/Pub	Var Carducci (5 km)
Nearest Supermarket	Coop (5 km)



Nearest Beach	Spiaggia Sassonia di Fano (152 km)
Nearest Golf	Casentino Golf Club (22 km)

What we love

- We love the first impression of an original stone house set in the heart of Tuscany, with sweeping views over the countryside
- The step entry swimming pool and adjacent hot tub is the perfect place to spend a sunny afternoon
- You'll love the interiors of Villa Subbiano, so country cottage comfortable, with an authentic holiday home from home vibe
- The location of Villa Subbiano is perfect for those seeking seclusion, yet within driving distance of three cultural hot spots of Arezzo, Siena, and Florence

What you should know...

- The tennis court at Villa Subbiano is shared with two other properties, get together for a game of doubles
- The pool at Villa Subbiano is open from 15th May – 15th September
- Heating is available on request, subject to charge

Terms & Conditions

- Security deposit: €200 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, mandatory extra €18 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: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open approximately mid May to mid 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 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.