

# Villa Zanobi

Region: Emilia-Romagna Sleeps: 18

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## Overview

Situated within the picturesque hills of Visignano, just a stone's throw away from Firenzuola, Villa Zanobi is a charming retreat born from the thoughtful restoration of an old agricultural farm nestled within an ancient hamlet. As you step into the interior spaces of this enchanting villa, you're greeted with an ambiance of rustic elegance and modern comfort seamlessly intertwined.

The heart of the villa resides in its main building, where the ground floor unfolds into a series of inviting spaces. A beautiful living room, adorned with a piano forte and dominated by a crackling fireplace, invites moments of cosy gatherings. Adjacent to it, another living space welcomes you with plush sofas, armchairs, and dual televisions for entertainment. Connected seamlessly, the dining room beckons for shared meals and laughter. Two kitchens, each with its unique charm—one boasting a central island with a fireplace, the other resplendent in steel—cater to culinary adventures and gastronomic delights. A bathroom completes this ground floor haven.

Ascending to the upper floor, the main building reveals its sleeping quarters. Two adjoining bedrooms, one with a double bed and the other with two singles, share a charming bathroom. Additionally, two double bedrooms offer private sanctuaries, each with its ensuite bathroom for added convenience.

Adjacent buildings further extend the villa's embrace, offering cosy nooks and private escapes. One building houses a kitchen with a fireplace on the ground floor, while a living room with its own fireplace and two bedrooms with private bathrooms grace the second floor, each offering access to the outdoors. A former barn, now repurposed, hosts a comfortable living area with a sofa bed and a kitchenette, while the upper floor cradles a bedroom with a double bed and a bathroom.

Completing the villa's allure are its outdoor spaces, where a natural swimming pool glistens invitingly under the Tuscan sun. A furnished veranda, complete with a barbecue and pizza oven, sets the stage for al fresco feasts and memorable gatherings. For those inclined towards activity, a gym equipped with a variety of equipment awaits just 50 metres away, while 10 mountain bikes stand ready for exploration. A play area for the little ones, along with table tennis, soft air field, and billiards, promise endless hours of amusement.

Guests can also indulge in the pleasures of a vegetable garden, where



seasonal delights await harvest. Additional facilities and services, from horseback riding excursions to cooking classes, further enrich the stay. Nearby excursions beckon, with Florence and Bologna offering cultural delights, while the Bilancino Lake and the Santerno River promise aquatic adventures amidst breathtaking landscapes. With its blend of comfort, charm, and endless possibilities, Villa Zanobi invites you to savour the essence of Tuscan living amidst serene surroundings.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Teens • Air-Con • BBQ • Washing Machine • Microwave • Coffee Machine • Hairdryer • Hairdryer • Satellite TV • Satellite TV • Gym/Fitness Room • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Horse Riding



# Interior & Grounds

## Main House

### Ground Floor

- Living room with seating, fireplace and piano
- Lounge space with sofas, armchairs, dual TVs
- Dining area with table and chairs
- Fully-equipped kitchen x 2
- Bathroom

### First Floor

- Bedroom with double bed and ensuite bathroom
- Bedroom with double bed and ensuite bathroom
- Bedroom with double bed
- Bedroom with 2 single beds
- Shared bathroom

## Building II

### Ground Floor

- Fully-equipped kitchen with fireplace

### First Floor

- Lounge space with seating and fireplace
- Bedroom with ensuite bathroom
- Bedroom with ensuite bathroom

## Building III

### Ground Floor

- Lounge area with sofa bed
- Kitchenette

### First Floor

- Bedroom with double bed
- Bathroom

### Exterior Grounds

- Natural swimming pool
- Shower
- Furnished veranda with barbecue and pizza oven
- Alfresco dining space with table and chairs
- Gym (50m from the villa)
- Play area with table tennis, soft air field, billiards
- Vegetable garden
- Parking space

## Additional Facilities



- Mountain bikes x 10
- Wifi
- Air conditioning
- DVD/VCR player

## Location & Local Information

Perched amidst the rolling hills near Firenzuola, Villa Zanobi enjoys a privileged location that immerses you in the captivating beauty of the Tuscan countryside. From its tranquil setting within an ancient hamlet, the villa offers a gateway to a myriad of attractions and amenities that promise to delight visitors of all interests.

For those eager to explore cultural treasures, the nearby city of Florence beckons with its rich tapestry of art, history, and architecture. Just 75 kilometres away, Florence captivates with iconic landmarks such as the Duomo, Ponte Vecchio, and the Uffizi Gallery, inviting you to stroll through centuries of artistic heritage.

Venturing further afield, the vibrant city of Bologna awaits, a mere 90 kilometres from the villa. Renowned for its culinary delights, Bologna tantalises the taste buds with its famous tortellini, tagliatelle al ragù, and mortadella. But it's not just the food that entices—Bologna's historic centre boasts elegant porticoes, mediaeval towers, and bustling piazzas, offering a feast for the senses at every turn.

For those craving aquatic adventures, the picturesque Bilancino Lake, swimmable and just 50 kilometres away, provides a refreshing escape amidst scenic surroundings. Meanwhile, the Santerno River, a mere 6 kilometres from the villa, invites leisurely days of fishing and swimming amidst the serene beauty of the countryside.

Back within the embrace of the villa's surroundings, guests can also discover the simple pleasures of rural life. A small store in the hamlet offers essentials, while the farm itself provides a glimpse into traditional agriculture, raising cattle and producing cheese, cereals, and chestnuts.

For those seeking active pursuits, the villa's offerings abound. From mountain biking along scenic trails to exploring the verdant landscape on horseback, adventure awaits just beyond the villa's doorstep. And after a day of exploration, guests can return to the villa's tranquil haven, where the allure of relaxation and rejuvenation awaits amidst the enchanting hills of Visignano.

With its blend of natural beauty, cultural allure, and rural charm, Villa Zanobi invites you to discover the essence of Tuscany from its idyllic setting in the heart of the Italian countryside.



## Local Amenities

Nearest Airport

**Florence Airport  
(71 km)**



Nearest Airport 2	<b>Bologna Airport (65 km)</b>
Nearest Village	<b>Castel del Rio (16 km)</b>
Nearest Town/City	<b>Bologna (58 km)</b>
Nearest Restaurant	<b>Ristorante La Cascata (9 km)</b>
Nearest Bar/Pub	<b>La Buca dei Pirati (13 km)</b>
Nearest Supermarket	<b>Conad (18 km)</b>
Nearest Beach	<b>Spiaggia Libera (98 km)</b>
Nearest Golf	<b>Molino Del Pero Golf Club (33 km)</b>

## What we love

- Comprising a main house and two separate buildings, Villa Zanobi is a great choice for larger groups
- We loved the natural swimming pool in the grounds
- The addition of mountain bikes and a play area with table tennis and billiards made Villa Zanobi an ideal retreat for families with children

## What you should know...

- All bedrooms feature air conditioning
- Guests can enjoy horseback riding, cooking classes and a shopping service for an additional fee during their stay
- A small store situated in the hamlet makes it easy to grab your essentials

# Terms & Conditions

- Security deposit: €1,500 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 - 19:00
- Departure time: 10:00
- Energy costs included?: Not included in the rental price, extra €0.45/kWh to be paid locally.
- Heating costs included?: Not included in the rental price, extra €5/cubic meter to be paid locally.  
Air conditioning usage has an extra, according to consumption 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 €649 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?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open from May to 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. 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.