

# Villa Capannole

**Region:** Chianti & Arezzo **Sleeps:** 20

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## Overview

You'll be seeing double when you stay in Villa Capannole, made up of two original stone farmhouses, nestled in the heart of the Chianti countryside, in Tuscany, Italy. This unique property is set in its own extensive twenty thousand square metres of gorgeous grounds enclosed by ancient walls, and populated with indigenous trees, manicured lawns, and a private swimming pool. Together there is a total of nine spacious bedrooms and eight bathrooms, which can comfortably accommodate up to twenty guests, ideal for a fabulous family holiday, or a large group of friends. The houses are part of an organic farm, and have been recently renovated with meticulous attention to detail. The villa has retained its cool stone floors, natural arched halls, and wood timbered ceilings. The interiors are furnished in classic country house style, and stylishly decorated with original antiques and artefacts. Villa Capannole comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout, heating for those cooler months, satellite television for your entertainment, and parking for up to ten cars.

The two storey first farmhouse has a ground floor that is made up of three stone arched halls. There is a well equipped kitchen, fitted with all the appliances you will need to cater for your stay, including that must have morning coffee maker. The impressive dining room with an open hearth fireplace is perfect for some formal indoor entertaining, and the billiard room is adjacent for a game after supper. There is also a handy laundry room and guest shower room. On the first floor there is a comfy sitting room with smart sofas, a satellite television, and a fireplace. There are five well-appointed bedrooms, an ensuite double, a double, two with twin beds, and one with three singles. They share two bathrooms, one with a bath tub, and one with a shower.

The second house is also two storey, and has a fully equipped kitchen on the ground floor, a sitting room, and a dining room with a fireplace. One bedroom has three single beds, with an ensuite shower room, and the other has a double bed. A separate bathroom with a shower comes complete with a handy washing machine. On the second floor there is another cosy living space, a bedroom with a double bed and an ensuite bathroom with a bath tub, and a bedroom with twin beds, and an ensuite shower room. All three rooms open onto a countryside view terrace, furnished with a sofa, ping pong table, and a running machine.



Step out into the extensive grounds and gardens, where you can take a swim in the private pool, surrounded by relaxing sun loungers and shady parasols. Cool off under the outdoor shower with built-in foot spa. Take a walk around the gardens and visit the organic farm for fruit and veg for supper. As the sun sets meet on the patio for drinks at the soft seating, then dine alfresco under the gazebo, with dishes freshly grilled on the wood-burning barbeque, and raise a glass of local Chianti to the most magical of holidays, in the most serene of settings.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Teens • Wi-Fi/Internet • Pets on Request • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Gym/Fitness Room • Pool/Snooker • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location

# Interior & Grounds

## Farmhouse One

### Ground Floor

- Fully equipped kitchen (electric oven, 5 ring hob, fridge freezer, dishwasher, coffee machine, toaster)
- Dining room with fireplace, exit to covered gazebo with dining set and BBQ
- Bathroom with shower
- Laundry room with washing machine
- Billiard room

### First Floor

- Living room with fireplace
- Passage room with 2 single beds
- Bedroom with 3 beds – 2 of which are French beds
- Bedroom with double bed
- Bedroom with 2 beds
- Bedroom with double bed, ensuite WC and handbasin
- Bathroom with shower

## Farmhouse Two

### Ground Floor

- Fully equipped kitchen (electric oven, 5 ring hob, fridge freezer, dishwasher, coffee maker, access to covered gazebo with dining set and BBQ)
- Living room
- Dining room with fireplace
- Bedroom with double bed
- Bedroom with three single beds, and ensuite bathroom with shower
- Bathroom with shower and washing machine

### First Floor

- Living room
- Bedroom with double bed and ensuite bathroom with a bath tub
- Bedroom with two single beds, and an ensuite bathroom with a shower
- Access to a 70sqm covered terrace with a sofa, table tennis table, and a running machine

### Exterior Grounds (20 000m2)

- 12 x 5 x 0.80-1.50m swimming pool
- Outdoor shower and foot bath
- Parasols
- Wrought iron gazebo
- Deck chairs
- Brick barbeque
- Garden furniture





- Alfresco dining table
- Children's playground
- Parking for 10 cars

**Additional Facilities**

- Air conditioning
- Heating
- Wi-Fi connection
- Private parking x 10 cars
- Satellite TV
- Baby amenities
- Children's playground
- Cook and domestic help on request
- Weddings by arrangement
- Pets allowed

## Location & Local Information

The impressive Villa Capannole can be found in the heart of Chianti, near to the town of Arezzo, in the Italian Tuscan countryside. The nearest international airport in Florence is fifty eight kilometres from your holiday home. The nearby village of Badia Agnano is a one kilometre walk away, where you can find provisions for your stay, and welcoming cafes, bars, and restaurants.

For those who like long walks, hiking, or biking, the villa is near 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 vineyards and wine museum, and the outdoor Chianti Sculpture Park. Take a trip to Lake Trasimeno in Umbria, with its organised beaches and romantic islands.

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 the golden triangle of nearby Arezzo with its Saturday market, Siena to watch the Palio Horse Race, and Florence for the art galleries. Spend the day in each city for a sense of Renaissance Italy.

## Local Amenities

Nearest Airport	<b>Arezzo Airport</b> (26 km)
Nearest Village	<b>Bucine</b> (6 km)
Nearest Town/City	<b>Arezzo</b> (29 km)
Nearest Restaurant	<b>Ristorante Da Ciccio</b> (5 km)
Nearest Bar/Pub	<b>Poggio Molina Winery</b> (9 km)
Nearest Supermarket	<b>Coop</b> (6 km)
Nearest Beach	<b>Spiaggia Libera</b> (122 km)



Nearest Golf

**Le Miniere Golf Club**  
**(27 km)**

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## What we love

- We love the expansiveness of Villa Capannole, not just the grounds, but the two sprawling houses that can accommodate so many guests for the most fabulous family and friends' holiday
- The combination of double, twin, and triple rooms are great for accommodating lots of guest configurations, whether it's a few families or friends' sharing
- The interiors of both houses are delightfully charming, retaining all the original features and cleverly combined with modern technology for your comfort and entertainment
- Villa Capannole is perfectly positioned to enjoy the fruits of the vine, especially the world-renowned Chianti Classico

## What you should know...

- The last 150m drive to the house is unpaved road, but easily accessible.
- We recommend hiring a car for the duration of your stay to make the most of your holiday
- Many of the bedrooms share a bathroom, but there's lots of both beds and bathrooms to go round, as well as an outdoor shower!

# Terms & Conditions

- Security deposit: €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 €0.70/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?: Yes, included in the rental price.
- End of stay cleaning included?: Not included in the rental price, extra €531 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: 7 nights. All other durations on request.
- Changeover day: Saturday.
- 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 end of April to mid 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.
- 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.