

# Villa Marliana

Region: Lucca & Pisa Sleeps: 5

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## Overview

Ideally located in the heart of Tuscany, Villa Marliana beckons with its irresistible charm, a 15th-century mill reborn into a luxurious haven for up to five guests. Picture yourself stepping into an interior that seamlessly marries rustic allure with modern comforts, where every corner whispers tales of its storied past.

As you enter, the lounge, dining, and kitchen spaces greet you with warmth and elegance. This enchanting space is adorned with Tuscan accents, featuring a cosy fireplace where evenings are spent in delightful conversation. The dining table stands proudly, inviting gatherings over sumptuous meals prepared in the well-equipped kitchen boasting amenities like a dishwasher, oven, and more.

Ascending to the second floor, you'll find respite in the embrace of tranquil bedrooms. The master bedroom, with its plush double bed and an additional sofa bed to sleep one, promises nights of blissful slumber, and is ideal for families who are travelling with a young child. Adjacent, another double bedroom awaits, furnished and decorated to the same high standard. Both bedrooms boast ensuite bathrooms adorned with modern fixtures, bidets, and refreshing showers, offering rejuvenation after days of exploration.

Villa Marliana's outdoor spaces are equally inviting, featuring a private swimming pool, stretching 12x6 metres, which becomes the centrepiece of leisure, its elegant water jet dancing under the Tuscan sun. Sun loungers and parasols beckon, offering moments of repose amidst the soothing melodies of nature, while a covered alfresco dining area complete with stone barbecue, and a furnished chill-out veranda perfectly set the scene for family feasts and relaxation.

Convenience is paramount, with parking for your vehicles ensuring effortless arrivals and departures. As the day unfurls, the allure of Villa Marliana deepens, offering not just a stay, but an experience—an immersion into the timeless beauty and serenity of Tuscan life.



## Facilities

Villa/House • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Satellite TV • Heating • High Chair(s) • Parking Space • Rural Location

# Interior & Grounds

## Ground Floor

- Lounge space with sofa, fireplace, satellite TV
- Dining area with table and chairs
- Fully-equipped kitchen with oven and hob, fridge-freezer, dishwasher, washing machine, coffee machine

## First Floor

- Bedroom with double bed and sofa bed, ensuite bathroom with shower, basin, bidet and toilet
- Bedroom with double bed, ensuite bathroom with shower, basin, bidet and toilet

## Exterior Grounds

- Swimming pool with water jet feature
- Sun loungers
- Parasols
- Garden
- Covered alfresco dining area with table and chairs
- Stone barbecue
- Furnished chill-out area
- Parking for 2 cars

## Additional Facilities

- Wifi
- DVD/VCR player
- Stereo



## Location & Local Information

Set amidst the enchanting landscapes of Tuscany, Villa Marliana enjoys a privileged location that promises a tapestry of experiences waiting to unfold. Picture yourself surrounded by rolling hills adorned with vineyards and olive groves, each corner a testament to the region's rich history and timeless beauty.

Just a stone's throw away lies the charming town of Cortona, a veritable gem of cultural riches and gastronomic delights. Wander through its cobbled streets steeped in centuries-old history, where every corner reveals glimpses of Renaissance grandeur. Lose yourself in the maze of artisanal shops and boutiques, each offering treasures waiting to be discovered.

For the aficionados of fine wine, the nearby vineyards beckon with promises of tastings amidst breathtaking vistas. Sip on the renowned vintages of the region, each sip a symphony of flavours that reflect the terroir of Tuscany.

Nature enthusiasts will find solace in the surrounding countryside, where hiking trails wind through lush forests and verdant meadows. Lose yourself in the embrace of nature, where every step leads to vistas that stir the soul and invigorate the senses.

Venture further afield, and you'll discover the timeless allure of Lake Trasimeno, its azure waters a haven for water sports enthusiasts and leisure seekers alike. Embark on a leisurely boat ride or simply bask in the serenity of its shores, where moments of tranquillity become cherished memories.

History comes alive in the nearby mediaeval towns of Montepulciano and Montalcino, each boasting architectural marvels and cultural treasures that transport you to a bygone era. From ancient fortresses to charming piazzas, every corner tells a story of resilience and grandeur.

As the day draws to a close, indulge in the culinary delights of the region, where trattorias and osterias beckon with tantalising aromas and flavours that dance on the palate. From rustic classics to innovative creations, every meal becomes a celebration of Tuscan gastronomy.

In the embrace of Villa Marliana's surroundings, every moment becomes a testament to the timeless allure of Tuscany, where history, nature, and culinary delights converge to create memories that linger long after the journey ends.



## Local Amenities

Nearest Airport	<b>Capannori Airport (40 km)</b>
Nearest Village	<b>Avaglio (4 km)</b>
Nearest Town/City	<b>Pistoia (18 km)</b>
Nearest Restaurant	<b>Pizzeria da Sonia (3 km)</b>
Nearest Supermarket	<b>Conad (12 km)</b>
Nearest Beach	<b>Spiaggia della Lecciona (64 km)</b>
Nearest Golf	<b>Golf Montecatini Terme (20 km)</b>

## What we love

- Villa Marliana beckons with its irresistible charm, a 15th-century mill reborn into a luxurious haven for up to five guests
- This enchanting villa is adorned with Tuscan accents
- Villa Marliana's outdoor spaces are equally inviting, featuring a private swimming pool
- The villa enjoys a privileged location that promises a tapestry of experiences waiting to unfold

## What you should know...

- This traditional, rustic-style property may not be suitable for those seeking more sleek, modern accommodation
- Pets are not permitted at Villa Marliana
- Parking is provided for up to 2 cars - ideal for those who want to make use of a vehicle during their stay

# Terms & Conditions

- Security deposit: €250 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?: Not included in the rental price, extra €20 per day to be paid locally.
- Heating costs included?: Not included in the rental price, extra €20 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 €177 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 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 June to 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. 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.