

Villa Fiorita

Region: Siena Sleeps: 14

Overview

Nestled in the serene Tuscan countryside, halfway between the picturesque towns of Monteriggioni and Siena, Villa Fiorita emerges as a captivating retreat, offering an unparalleled fusion of elegance and comfort. The villa is atop a hill, with breathtaking views of the enchanting Val di Merse.

The ground floor beckons with a spacious and luminous living room adorned with plush sofas, a crackling fireplace, and a television, offering a warm and relaxing atmosphere. Adjacent to this, another expansive living area unfolds, adorned with antique furnishings and featuring a grand dining table for fourteen guests, perfect for convivial gatherings. French doors beckon you to the covered loggia, where a delightful alfresco dining area awaits, complete with a barbecue for indulgent culinary adventures under the Tuscan sun.

The fully equipped kitchen is ready to delight the culinary enthusiast, boasting modern amenities and rustic charm. Here, you will find two dishwashers, an oven, a stove, and all the essentials needed to craft delectable feasts. Adjacent, a convenient laundry room awaits, equipped with a washer and dryer for added convenience.

As you ascend to the first floor, an elegant staircase leads you to another inviting living space. The sleeping quarters include a family room and two double bedrooms, each exuding comfort and style. Balconies offer enchanting vistas of the surrounding landscape, inviting you to revel in the tranquility of your surroundings.

For moments of leisure and wellness, the villa offers a delightful loft space, perfect for family gatherings or evenings of entertainment. A spacious two-room apartment awaits, with a bathroom and ample seating for relaxation and revelry.

Outside, the villa's allure continues with a verdant oasis of tranquillity. A sparkling pool invites refreshing dips during warm summer days, while a hot tub offers luxurious moments of relaxation amidst nature's embrace. A vegetable garden provides fresh produce for culinary adventures, while a gym beckons fitness enthusiasts with state-of-the-art equipment and panoramic views of the valley.



Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Gym/Fitness Room • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Villa Interiors

Ground Floor

- Large living room with sofas, fireplace, TV, and direct access to the loggia.
- Additional living area, furnished with antiques, dining table for 14 guests, sofa, armchairs, and double French windows that give access to the loggia.
- Fully equipped kitchen with two dishwashers, oven, stove, toaster, kettle, coffee machine, refrigerator, tv, dining table for 6 guests, wood stove and microwave.
- Laundry room
- Guest WC
- Bedroom 1: Double bed with ensuite bathroom with shower
- Bedroom 2: Double bed with ensuite bathroom with shower

Loft

- Spacious two-room apartment with bathroom with shower, seating area, and sofa beds (one double and one single)

First Floor

- Living room with sofa, TV and fireplace.
- Bedroom 3: Double bed, single sofa bed, ensuite bathroom with hot tub and private bathroom with shower
- Bedroom 4: Double bed with balcony
- Bedroom 5: Double bed with balcony
- Bathroom with shower
- Well-equipped gym with treadmill and other exercise equipment, TV, sofa, armchairs, and large windows that offer a panoramic view of the valley.

Outside Grounds

- Private swimming pool (9m x 5m), open from approximately May to September
- Large private park of oaks and holm oaks
- Well kept garden with lawn
- Parking area for 4 cars
- Covered loggia with lounge area, dining area and barbecue
- Hot tub
- Al-fresco dining area
- Wood burning oven
- Outdoor shower
- Deck chairs and parasols
- Vegetable garden



Facilities

- Wi-Fi
- Washing machine and dryer
- Air-conditioning
- Heating
- Fireplace
- Hairdryer

Location & Local Information

Nestled amidst the captivating Tuscan countryside, Villa Fiorita is an idyllic holiday destination, offering tranquillity and convenience. Situated halfway between the historic gems of Monteriggioni and Siena, this enchanting villa provides easy access to the region's most renowned attractions while immersing guests in the serene beauty of rural Italy.

Perched atop a scenic hilltop, Villa Fiorita commands panoramic views of the picturesque Val di Merse. It invites guests to indulge in the breathtaking vistas that stretch as far as the eye can see. The villa offers a serene retreat from the hustle and bustle of everyday life, surrounded by lush landscapes and rolling hills adorned with vineyards and olive groves.

Whether exploring the nearby medieval towns, sampling fine wines at local vineyards, or simply basking in the tranquillity of the villa's expansive grounds, Villa Fiorita promises an unforgettable holiday experience in the heart of Tuscany's enchanting countryside.

Local Amenities

Nearest Airport	Amerigo Vespucci Airport (70km)
Nearest Airport 2	Pisa International Airport (110km)
Nearest Airport 3	San Francesco D'Assisi Airport (124km)
Nearest Restaurant	San Martino (2km)
Nearest Supermarket	(4km)
Nearest Bar/Pub	Siena (5km)
Nearest City	Siena (11km)
Nearest Golf	Abbadia Golf (17km)
Nearest Beach	Marina di Bibbona (92km)



What we love

- There are panoramic views of Val di Merse and easy access to Monteriggioni and Siena!
- Luxurious amenities, including a hot tub, pool, gym, and alfresco dining area, make the villa feel like an exclusive retreat.
- The various outdoor spaces offer room for quiet corners to read your book or for convivial gatherings with your friends and family.

What you should know...

- Hiring a car is highly recommended to explore the region conveniently.
- Please note that whilst this property comfortably sleeps 14 guests, 4 guests will be accommodated on sofa beds.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

Terms & Conditions

- Security deposit: €900 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: No. €350, payable locally. This is for a standard changeover clean. 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.
- Linen & towels included?: Yes.
- Energy costs included?: Yes, included up to 100kW per week. Excess charged at €1 per kW.
- Heating costs included?: Extra cost based on consumption, payable locally.
- Minimum stay: 5 nights during all year-round.
- Changeover day: Saturday from May to October and over Christmas and Easter. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- 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.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately May 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
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