

# Villa Farneta

**Region:** Tuscany   **Sleeps:** 4

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## Overview

Villa Farneta is a charming two-bedroom retreat, nestled in the picturesque hills of Tuscany. Ideally situated for exploring the enchanting region's idyllic hilltop villages and expansive countryside, this is wonderful place to stay for 4-6 guests.

This villa is a comfortable, historic farmhouse which is a real home away from home. Rather than a stark holiday villa, this house is a warm and welcoming place to stay, where you can experience authentic Tuscan life. Spacious rooms with original features and calming colour palettes await you and your party.

The focal point of the home is an inviting open-plan space, providing a sociable atmosphere for quality time with loved ones. Furnished with a spacious corner sofa, a feature fireplace, and a TV for shared film nights, this room seamlessly connects to the well-appointed kitchen and dining area. The kitchen here boasts modern conveniences, including a dishwasher and a coffee machine, while the solid-wood dining table provides a cosy setting for meals. Alternatively, you can dine al-fresco in the sunny garden for a delightful change of scenery. Though the home is mostly set on a single floor, it also features a small sitting room tucked away in a cozy attic space, accessible via a spiral staircase, this room can be used as extra sleeping space if needed.

At the end of the day, you may retreat to one of the two double bedrooms, each adorned with wrought iron beds and offering serene garden views. Both rooms share access to a shared family bathroom, ensuring a comfortable and restful night's sleep.

The outdoor space enveloping the villa is a haven in the Tuscan hills, featuring sweeping lawns that create a



tranquil setting. Out in the garden you can take a refreshing swim in the private pool, bask in the warm sun on loungers, or enjoy al-fresco dining under the shaded gazebo. The garden provides a peaceful escape, allowing guests to fully immerse themselves in the natural beauty of the Tuscan landscape.

In close proximity to Villa Farneta, you have access to countless sleepy villages, historic castles and country lanes where you can take long walks and access scenic hiking areas. Further afield, cities such as Arezzo and Perugia can be visited on day trips; both cities are packed with museums, galleries, ancient churches and a wealth of eateries.

## Facilities

Air-Con • Villa • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens  
• Coffee Machine • Hairdryer • Satellite TV • Heating • High Chair(s) •  
Fenced Grounds

# Interior & Grounds

## *Ground Floor*

- Open-plan room with corner sofa, TV, fireplace and dining table seating 6
- Adjoining kitchen with oven, hob, microwave, fridge freezer, dishwasher, coffee machine, kettle and toaster
- 2 x bedroom with double-sized bed
- Loft room with double-sofa bed (hired on request)
- Bathroom with shower, washing machine, sink, bidet and WC
- Guest WC

## *Exterior Grounds*

- Large manicured garden with floral planting
- Private swimming pool (8m x 4m, 1.2m- 1.5m deep) open May to mid-October
- Gazebo with dining table
- Sun loungers and parasols
- Barbecue
- Parking

## **Additional Facilities**

- Air conditioning
- Wi-Fi connection
- Fireplace
- Central heating
- Satellite TV
- Washing machine
- Hairdryers

Property License Number: 051017AAT0100





## Location & Local Information

Nestled amidst rolling hills, with captivating views of the lush fields and olive groves of Tuscany, Villa Chiana serves as an excellent base, providing convenient access to the picturesque Val Di Chiana and a selection of charming neighbouring towns.

A holiday in this idyllic region in central Italy offers visitors a fantastic range of activities and excursions whether you prefer to spend your time in the towns or countryside. A mere 1km away, the closest village of Farneta boasts traditional eateries and a local minimarket, giving visitors an authentic peek into Tuscan life.

Cortona located 11km away is one of the finest villages in the area and reveals itself as a medieval gem, surrounded by its original defensive walls. Here, you are able to delve historical treasures, including ancient churches such as the staggering, Neo-Gothic Basilica of Santa Margherita and stroll around the charming piazzas. The ascent to Cortona's elevated position unveils breathtaking vistas of surrounding valleys which you can savour as you sip a coffee at a street side cafe. The village also boasts an array of shops, restaurants, and a vibrant market, earning its reputation as one of Italy's most beautiful villages.

For those yearning to embrace the natural surroundings, the verdant countryside here provides abundant hiking opportunities. Trails meandering through rolling hills and old pilgrim trails offer panoramic views of the picturesque landscape, allowing outdoor enthusiasts to spend plenty of time out in the sun. Wine enthusiasts will also be well catered for and will find nearby vineyards as a source of joy, with several renowned wineries offering wine tastings, guided tours, and an immersive exploration of the winemaking process. Winery Fattoria Cantagallo is a great choice at just 6km away by car.

Aswell as the local area, you can also see more of Tuscany and nearby Umbria on day trips to some of the fantastic towns and cities that the area offers. Montepulciano, a mere 20km away, captivates guests with its historic charm



and renowned wine culture. The town's medieval architecture and the picturesque squares lined with palaces such as the Palazzo Avignonesi and Palazzo Buccelli are a delight to behold. Plus, you do not want to miss out on the chance to try the famous Vino Nobile di Montepulciano promise an enriching day trip for all ages.

For something a little different, you could drive to the lake town of Castiglione del Lago which situated 23km away. This lively town offers a lakeside retreat on the shores of Lake Trasimeno. With a historical castle and a number of idyllic lake beaches, this is a lovely spot for a day of paddling in the calm lake waters and sunbathing as the children play.

Local Amenities

Nearest Airport	Arezzo Airport (42 km)
Nearest Village	Camucia (12 km)
Nearest Town/City	Arezzo (45 km)
Nearest Restaurant	Pici & Co. (9 km)
Nearest Bar/Pub	Bar La Stazione (10 km)
Nearest Supermarket	Eurospin (7 km)
Nearest Beach	Spiaggia di Villanova (175 km)
Nearest Golf	Valdichiana Golf Club (8 km)

## What we love

- Villa Farneta enjoys access to Tuscany's rolling countryside and yet is also close to a wonderful selection of hilltop villages.
- This charming farmhouse has two double bedrooms and a spacious, double-height living room making it ideal for a group of 4-6 guests.
- Outdoors, an oasis-like garden with panoramic views and a private swimming pool awaits you.
- The closest shop and restaurants can be found just over 1km away in the local village, with plenty more in nearby villages such as Cortona and Camucia.

## What you should know...

- If you plan to use the central heating or the air conditioning, you should be aware that these are billed for separately.
- As the property is a historic building, some of the ceilings are low or sloping.
- If you need extra space for your party to sleep, you can hire out a sofa bed in the romantic attic space.
- A car is necessary for visiting the towns and villages nearby, due to the rural setting.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €300 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.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that a cot and highchair are available upon request, payable locally. Your booking will only be confirmed once we have checked availability with the owner or their property manager.<br><br> 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 home security devices may be installed at the villa, please enquire for further information. An extra bed(on request) can be added at extra cost of 100€ per week per person. Payable locally.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Not included in the rental price, extra €5/cubic meter, to be paid locally.<br> <br> Air conditioning usage is not included in the rental price, extra €0.80/kWh, to be paid locally.
- **Pool heating charge?:** Not available on this property.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.
- **Pool opening dates?:** The pool is open approximately beginning of May to end of 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** 051017AAT0100