

# Tenuta Valdambra

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Nestled in a triangle between Arezzo, Siena and Florence, this beautiful villa in the heart of the rolling Tuscan countryside, feels like its own little hamlet. Accessible via a country lane, Tenuta Valdambra has the space and views that will help you relax and create wonderful memories.

The villa, surrounded by woods, vineyards and olive groves, is decorated in a homely style, with antique brick tiles and furniture blended with more contemporary designer pieces. Its large open plan living area, with plenty of seating for all the guests, is neatly divided by an arch, giving you the sense of a cosy hideaway. And there is a floor cooling system which will help you keep at a comfortable temperature, however hot the Tuscan sun is outside.

The property comfortably accommodates up to 20 guests, with each of the nine bedrooms having its own TV and en suite shower room. To add to the fairytale-quality of the villa, some of the bedrooms even have four-poster beds.

If it's a peaceful spot surrounded by nature you are after, this could be just what you're looking for. Tenuta Valdambra, one of the oldest farmhouses in the Val d'ambra, is surrounded by a herb and flower garden, and a little further on, woods. You can enjoy these panoramic views from the gazebo, while you are dining on Tuscan treats, soaking in the breathtaking vistas of the valley. You could even heat up the wood-fired pizza oven for some homemade Italian fare. Jump in the private swimming pool to cool off, or hop into the heated hot tub in the annexe – whatever takes your fancy!

Feeling peckish and want to explore the local restaurants? The nearest village is less than 9km away and has some



good restaurants for you to sample some local cuisine. Here you will also be able to explore the winding streets leading to the old medieval fortified town. There are also supermarkets here for you to pick up some provisions, and tennis courts if you fancy a quick game.

The beautiful cities of Florence and Siena are both within striking distance for a great day out with a bit of art and history.

## Facilities

Wi-Fi/Internet • Walking/Hiking Paths • Wine Tasting • Horse Riding • Historical Sites • Coffee Machine • Wellness • Tennis Nearby • Hairdryer • Cots (Cribs) • Rural Location • Private Pool • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • Sauna/Steam • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Main Villa Interiors (650m2)

### Ground Floor

- Sitting room with large satellite TV and fireplace
- Dining room with seating for 20 guests
- Fully-equipped kitchen including dishwasher, microwave, coffee machine

### Mezzanine Floor

- Double bedroom with en suite bathroom with shower and access to outdoors
- Double bedroom with en suite bathroom with shower
- Laundry room

### First Floor

- 3x bedrooms with a double bed and en suite bathrooms with showers
- 2x bedrooms with a double and single bed and en suite bathrooms with showers

## Annexe Interiors

- 2x bedrooms with double beds and en suite bathrooms
- Hot tub for 6 guests
- Sauna

## Outside Grounds

- Swimming pool (6m x 12m, depth: 1.4m), open approximately beginning-April to end-October
- Sun loungers and parasols
- Gazebo with comfortable seating
- Covered al-fresco dining
- Barbecue
- Brick oven
- Parking for 5 cars

## Facilities

- Wi-Fi
- TV in every bedroom
- Satellite TV in living area
- Hairdryer in each bedroom
- Underfloor cooling/heating (additional cost)
- Wood-fired pizza oven
- Mosquito nets
- Alarm system
- Washing machine





## Location & Local Information

Perfectly placed in the heart of the Tuscan countryside, this property benefits from the privacy of the nearby woodlands, alongside the amenities and culture of nearby towns and cities. It is within a triangle formed by Arezzo, Siena and Florence, which are all within driving distance for a good day out.

The nearest village is Ambra, which has a variety of shops, bars and restaurants plus a market on every Tuesday. In Siena you will be able to tuck into some fantastic food while admiring the gothic architecture. Then head off to some of the galleries and museums to get a dose of history and culture. Arezzo also benefits from great art and architecture, and is home to the breathtaking frescoes of Piero della Francesca, an early Renaissance Italian painter.

In Florence you will find works of art from the Renaissance, including Michelangelo's David sculpture and many Botticelli masterpieces. If you're feeling strong, a walk up to the cupola of Florence's Duomo is recommended – a chance to view the city from its famous dome.

Of course, Italy is famous for its stylish fashion, so if you want to pick up some bargains, head off to the Outlet Prada in Montevarchi. For something a little different, guests at the villa can request to go truffle hunting in one of the Pieve Santo Stefano reserves. You will be picked up from the villa, then taken to look for these special treats – white and black truffles.

The villa is perfectly placed for wine tours and there are a number of vineyards in the area that offer tastings. The Il Borro estate will give you a tour of the vineyards plus tastings for you to get a real feel for the region's wine. Visit the family's wine and art gallery, then view the cellars full of barrels of wine.

## Local Amenities



Nearest Airport	<b>Florence (90km)</b>
Nearest Airport 2	<b>Pisa (145km)</b>
Nearest Village	<b>Ambra (8km)</b>
Nearest Town	<b>Bucine (13km)</b>
Nearest Restaurant	<b>Ambra (8km)</b>
Nearest Supermarket	<b>Ambra (8km)</b>
Nearest Bar/Pub	<b>Ambra (8km)</b>
Nearest Tennis	<b>(13km)</b>

## What we love

- A beautifully renovated traditional Tuscan stone farmhouse with all you need for a comfortable stay
- The views from this property are stunning, with rolling countryside, olive groves, vineyards and hazelnut trees
- Perfectly located between some of Italy's most beautiful cities, Florence, Siena and Arezzo, where you can explore art, history and cuisine

## What you should know...

- Two of the bedrooms on the mezzanine floor can be transformed into twin rooms, for more flexible sleeping accommodation.
- The property is accessible along a winding lane, therefore, a car is necessary to explore the area and reach the villa.

# Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday (mid and high season) or flexible at other times of year.
- **End of stay cleaning available?:** Yes, and daily cleaning (Monday - Saturday) for guests staying 7 nights or more. 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?:** Outside only.
- **Minimum stay:** 7 nights (mid and high season) or 4 nights at other times of year.
- **Heating costs included?:** Extra €700 per week for underfloor cooling or heating, payable locally.
- **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.
- **Pool opening dates?:** The pool is open approximately beginning-April to end-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.
- **Property Licence Number:** IT051005B55LMMKANW