

Villa La Fiana

Region: Tuscany **Sleeps:** 10

Overview

Villa La Fiana is a restored ancient farmhouse deep within the countryside between Florence and Siena. Sitting within a vast estate dotted with vineyards, olive groves and a working farm, the villa is a restful escape that offers stunning views over the Tuscan hills.

The interior of Villa La Fiana is full of character and history. In the main villa, you will find five bedrooms and bathrooms, with three twin bedrooms (beds can be joined) featuring their own bathroom, making Villa La Fiana ideal for a larger family group or two families. Pieces of antique furniture and paintings with a rural theme complement the whitewashed walls, wood beams and terracotta floors to perfection.

The living room is home to a large corner sofa for relaxing after days spent exploring the history, beauty and culture of the local area and beyond. One of the most striking features of the room is the grand fireplace. On balmy evenings, open the doors that lead out to a loggia.

Enjoy meals in the dining room, the spacious and quirky kitchen, or outside under the cover of the main loggia. This is set within the expansive grounds that Villa La Fiana boasts, including lush gardens and a private pool. Seating areas are designed for relaxation and taking in sweeping views of the Castle of Santa Maria Novella and over to the towers of San Gimignano.

The English-speaking caretaker lives on the premises in the adjacent second farmhouse. He will greet you when you arrive. He is on hand to answer any questions, give you information about the region, and allow you to taste wine and olive oil. He has also created a vegetable garden for the guests.

The walled medieval town of San Gimignano is just a 40-minute drive away, with the cities of Florence, Siena and Pisa all within or just over an hour's drive from the villa. All offer centuries of history, culture, and art to discover, whether it's within lively piazzas, majestic churches, or contemporary galleries.

Facilities

Washing Machine • Villa • Coffee Machine • Hairdryer • Cycling • Historical Sites • Horse Riding • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wine Tasting • Walking/Hiking Paths • Cots (Cribs) • Chef/Cook Available • Rural Location • Walk to Village • Has Discount • Special Offer • Maid Service Available • Private Pool • Country Estate • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Amusement park • Cooking Classes Available • Wine-Tasting Available • Breakfast Available • Meal delivery service • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer •



Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • Heating
• Caretaker/Owner on Site • High Chair(s) • Parking Space • Outstanding
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa (300sqm)

Ground Floor (split-level)

- Dining room with table for eight guests
- Fully-equipped kitchen, dining table for eight guests, doors to outside
- Guest WC
- Bedroom (via three steps) with double bed, en-suite bathroom with shower and doors to garden. Enquire for additional baby bed

First Floor

- Living room with sofa, satellite TV, fireplace (not working), doors to loggia
- Bedroom with double bed (203 x 193cm), en-suite bathroom with shower
- Bedroom with double bed (can be separated), en-suite bathroom with bath tub and separate shower. Enquire for additional baby bed
- Small bedroom with twin beds (can be joined), en-suite bathroom with shower

Second Floor

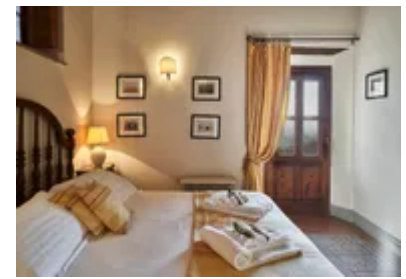
- Bedroom with double bed (beds can be separated), en-suite bathroom with shower (access is lower than usual, although once inside, the room features a standard ceiling height)

Outside Grounds

- Swimming pool (10m x 5m), fenced, open approximately May to end-September
- Covered pool-side terrace with sofa
- Garden with lawn, trees, plants, sun loungers
- Loggia with dining table for 12 guests
- Outdoor shower
- Barbecue
- Vegetable garden
- Parking

Additional Facilities

- Wi-Fi
- Air conditioning (in bedrooms only)
- Satellite TV
- Two SONOS speakers
- Mosquito nets (bedrooms only)
- Baby crib and high chair (on request for an additional cost)



Location & Local Information

From Villa La Fiana you can reach the nearest village in around 5 minutes by car (or walk for around 15 minutes through the fields). You'll find a restaurant, pharmacy, grocery shop and post office in the village. Produce grown on the 30-hectare organic farm, part of La Fiana's estate, includes saffron, olive oil, honey and well-being products.

Find the medieval walled town of Certaldo just 6 km away. The Antinori nel Chianti Classico winery, honoured with first place in the World's Best Vineyards, is conveniently located just 13 km away.

Historic San Gimignano is a 40-minute drive away. This medieval town is surrounded by walls dating back to the 13th century and has a stunning old town to stroll around. Some of the most beautiful buildings include Torre Grossa and Duomo di San Gimignano, a 12th-century church. After you've finished sightseeing, hike through the scenic countryside around the town.

Visit iconic Florence; must-sees include the Cathedral of Santa Maria del Fiore, the fortified 13th-century Palazzo Vecchio and the Uffizi Gallery, with its wealth of Renaissance art.

The coast itself is a one-hour drive and dotted with pretty beaches, with the sandy stretch at Marina di Pisa being one of the closest to the villa. It's very popular with families, with calm waters to swim in and the sand and pebble beaches sheltered by stone barriers.

Local Amenities

Nearest Airport	Florence (38 km)
Nearest Airport 2	Pisa (78 km)
Nearest Bar/Pub	Fiano (1.5 km)
Nearest City	Florence (40 km)
Nearest Restaurant	Fiano (1.5 km)
Nearest Supermarket	Coop (6 km)
Nearest Town	Tavarnelle Val Di Pesa (7 km)
Nearest Train Station	Certaldo (6 km)



Nearest Village	Fiano (2 km)
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What we love

- This historic villa sits within a vast estate, surrounded by tranquil vineyards and olive groves.
- Enjoy traditional features, such as wood beams, terracotta floors and a grand fireplace.
- The panoramic views from the gardens, pool and outdoor dining areas are breathtaking.
- The nearest village is just a 5-minute drive away or 15-minute walk.

What you should know...

- Air-conditioning is featured in the bedrooms only - perfect for cooling down.
- Mind your head in the top-floor bedroom as the access is lower than usual, although once inside, the room features a standard ceiling height.
- Note that this property allows up to 3 children, including infants, per booking and if more, please enquire to check whether your reservation will be accepted.
- There are steps dotted across the ground floor (including to the bedroom).
- The caretaker lives in the property behind the villa, but all the outdoor space is private to you. He will be very happy to help.
- Please note that the use of any external caterers and/or contractors is not permitted.
- Four additional guests (two double beds) located in the annex, can be accepted upon request and with the owner's authorisation. They are not available when the villa is booked for 10 guests and without the owner's permission.

Terms & Conditions

- **Security deposit:** €1500 paid in cash or bank transfer to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.30 p.m. - 7.00 p.m. (late arrival between 7.00 and 9.00 p.m. on request, subject to a €50 fee, payable locally).
- **Departure time:** 8.00 a.m. - 10.00 a.m. (late check-out available on request for a fee).
- **Energy costs included?:** Extra €300 per week, payable locally. Heating is an extra cost based on consumption (see below).
- **Linen & towels included?:** Yes and mid-week change of bath towels (Wednesday).
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A cot or extra bed is available at an additional €500 per week, payable locally. It can only be placed in two of the five bedrooms. Weddings, stag/hen parties and any special events are not allowed. Air-conditioning is featured in the bedrooms only (charges apply - see Energy Costs) and must be requested in advance. If there are more than 3 children in your party, please enquire to check whether your reservation will be accepted. Please note that the use of any external caterers and/or contractors is not permitted. 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. Please note home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday from May to end-September and flexible during all other periods.
- **End of stay cleaning available?:** Extra €300, payable locally and 2hr mid-week clean included on a Wednesday (plus 4hrs on a Saturday for stays of more than one week). 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:** 6 nights over the Christmas period. 7 nights during all other periods.
- **Heating costs included?:** Heating and wood are at an extra cost based on consumption, 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 from approximately beginning-May to end-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.
- **Property Licence Number:** CIR: 048012AAT0044 CIN: IT048012B5UHSPDEDD