

Villa Vivace

Region: Tuscany Sleeps: 10

Overview

Villa Vivace - so aptly named, emanates liveliness, within the spirit of an authentic Tuscan stone-built home, overlooking vineyards. This chic retreat accommodates up to ten guests across 5 bedrooms, within stylish, yet understated living spaces and lovely gardens executed with outdoor living in mind.

Set in a tranquil spot, this home offers the best of rural Tuscan living, with abundant space, beautiful views at every turn and stylish courtyard-style outdoor spaces, infused with a natural, yet elegant, Italianate feel. Dining and reclining on pretty wrought-iron or wicker garden sets, adopting the local pace of life will set the tone of your stay at Villa Vivace. Indulgent long lunches in the dappled sunlight of the stone-paved terrace or a refreshing poolside breakfast, or perhaps an evening barbecue in the balmy summer air as the sun softens over the vineyards, will strike the right note.

Stepping inside, this understated abode is infused with authentic character and individual flair. With floor-to-ceiling glass, indoor and outdoor living interplay seamlessly. The living spaces hint at an old-world charm and Tuscan grandeur while retaining a rustic feel. Soft upholstery, porcelain lamps and the original fireplace jostle with flagstone flooring and antique carved timber furnishing.

With two reception rooms to choose from, guests have ample space to spread out as a family or group. Three of the bedrooms are in the main house and two are in a separate wing - perhaps two families holidaying in tandem will enjoy that privacy. The bedrooms are serene and sedate, finessed with that distinctive rustic Italian charm, quality bed linen, pretty pastel tones in pistachio and coral, while exposed timber beams, ornate styling and gilded framed artwork lends a characterful note.

Clusters of charming villages, churches and forestlands surround Villa Vivace, which is also no more than 20 minutes from the historically rich Siena, while Florence is an hour's drive away. The iconic skylines of San Gimignano are just 50 minutes away. Known for its Etruscan and Medieval villages, vineyards, monuments and traditional way of life, this region offers a taste of authentic Tuscany.

Facilities

Historical Sites • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Air-Con • Private Pool • Special Offer • Maid Service Available • Has Discount • Ideal for Teens • Chef/Cook Available • Pets on Request • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • DVD • Tumble



Dryer • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner
• Heating • Pre-Stocked Fridge Available • Board games • Babysitting
Available • Ideal for Babies & Toddlers • Football net • High Chair(s)

Interior & Grounds

- 1) Main Villa Only (6-person price) - *not available during high season*
- 2) Main Villa + Annexe (10-person price) - *not available at Christmas*

Main Villa Interiors (two floors, approximately 2700 square foot)

- Living area with fireplace and TV
- Dining area with doors leading to al-fresco dining terrace
- Open-plan small kitchen, well-equipped
- First-floor lounge
- Bedroom with king-size double bed and small en suite bathroom with shower
- Bedroom with queen-size double bed and en suite bathroom with shower
- Bedroom with king-size double bed and small en suite bathroom with shower

Annexe Interiors (approximately 680 square foot)

- Master bedroom with queen-size double bed and en suite bathroom with shower
- Bedroom with queen-size double/twin beds and en suite bathroom with shower

Outside Grounds

- Private chlorine-free swimming pool (open approximately June - September)
- Sun deck with loungers and parasols
- Well-kept lawns framed with stone wall
- Terrace with vineyard views
- Dining veranda leading from the indoor dining room
- Poolside lounge and al-fresco dining area
- Barbecue
- Football net
- Private parking

Facilities

- Wi-Fi
- Air-conditioning
- Fireplace
- Satellite TV with Sky cable
- DVD player
- CD player
- I-Pod dock
- Alexa speaker
- Safe
- Books
- Chess and board games
- Table tennis
- Phone (charges apply)
- Hairdryer in each bathroom
- Window screens (most rooms)
- Washing machine and dryer



Location & Local Information

Villa Vivace is nestled in a semi-rural location comprising of acres of elegant vineyards in a cluster of villages known as Sovicilla, with the closest town a 10-minute drive away.

The historically rich Siena is just 20 minutes away, while Florence, the art capital of Tuscany, is just over an hour's drive away. Medieval Siena is set across an array of hills and valleys while the region is seeping with historical and cultural interest, from vineyards where visitors can enjoy the famous Chianti wines, to hilltop villages with medieval churches, to the striking towers of San Gimignano.

Siena is an elegant medieval city, less tourist-heavy than the other major art cities. Its gothic appearance has been preserved through the centuries and it boasts UNESCO status. A visit to Siena should definitely start in Piazza del Campo. This unusual shell-shaped square is one of the biggest medieval squares in the world and marks the centre of the city. The summer months draw more visitors to the city, partly due to the famous Palio Horse Race.

San Gimignano is also a UNESCO world heritage site - famous for its fascinating medieval architecture and distinctive towers that rise above the town, offering impressive views of the surrounding valley.

Florence hosts many masterpieces of Renaissance art and architecture. One of its icons is the cathedral: it features a terracotta-tiled dome engineered by Brunelleschi and a bell tower by Giotto. The Ufizi Gallery is a beautiful art gallery just off the main Piazza della Signoria and features the many famous Renaissance paintings and collections from the Medici family.

Closer to home, the medieval walled city of Monteriggioni is a fine example of 13th century preserved architecture. This region as a whole is rich with authentic cuisine, pasta, wine and cheeses, hilltop medieval villages, baroque churches and rolling vineyards - a veritable slice of Tuscan hospitality and charm.



Local Amenities

Nearest Airport	Florence (83km)
Nearest Airport 2	Perugia (127km)
Nearest Train Station	Siena (18km)
Nearest Village	San Rocco (10km)
Nearest Restaurant	(3km)



Nearest Bar/Pub	(10km)
Nearest Supermarket	(10km)
Nearest Shop	(3km)
Nearest City	Siena (18km)
Nearest Golf	La Bagnaia Golf Resort (16km)

What we love

- Exquisite, classical Italian villa crafted from stone, nestled near enchanting local villages.
- Just a brief 20-minute journey from the historic and picturesque city of Siena, renowned as a UNESCO World Heritage site steeped in Tuscan allure.
- Within, the interiors seamlessly blend modern flair with authentic elements, while outside, breathtaking vistas unfold, showcasing vineyards, undulating hills, and expansive countryside.

What you should know...

- Guests booking the 6-person option have access to the main villa only (3 bedrooms). Please note that the 6-person option is not available during high season. Guests booking the 10-person option have access to the main villa and annexe (5 bedrooms). Please note that the 10-person option is not available at Christmas.
- A car is recommended if you want to visit the wonderful Tuscany
- The pool is unfenced and there are some stone steps, so little ones may need to be monitored.
- The owners may occasionally reside on site but always in separate quarters in order to respect guests' privacy.

Terms & Conditions

- **Security deposit:** €1800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. On request, €1800 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 6.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.
- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges.
- **Energy costs included?:** Included up to 250kWh per week. Additional usage is subject to an extra charge of €0.60 per kWh, based on meter readings, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted.
 Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 The owners may occasionally reside on site but always in separate quarters in order to respect guests' privacy.
 Guests booking the 6-person option have access to the main villa only (3 bedrooms). Please note that the 6-person option is not available during high season. Guests booking the 10-person option have access to the main villa and annexe (5 bedrooms). Please note that the 10-person option is not available at Christmas.
 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.
 The pool is not fenced, so children should be supervised when outdoors.
- **Changeover day:** Saturday.
- **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?:** Outside only.
- **Minimum stay:** 5 nights in 2026. Short breaks may be possible on request outside high season.
- **Heating costs included?:** Extra charge based on heating costs at time of travel, payable locally. If electric heaters in the bedrooms and bathrooms are used, an extra cost based on meter reading will apply.
- **Tax:** Italian Visitors Tax payable locally (typically costs €1-€ 10per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Open June - September approximately. 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.