

# Villa Aprica

**Region:** Tuscany   **Sleeps:** 10

---

## Overview

Hidden away in the Tuscan countryside and surrounded by vibrant green hills and valleys in the heart of Chianti wine country is Villa Aprica. The villa sits in an elevated position, ensuring sweeping views over the unspoilt area, which are especially stunning at sunrise and sunset.

It's also just a short walk to the nearest village where you will find a winery, with several more in the local area. Scenic vineyards, olive groves and sleepy villages and towns all make up the picturesque landscape here.

Villa Aprica is a restored country home offering spacious accommodation that retains much of its original character, as well as everything you could need for your stay. Set over three floors, the villa sleeps up to 10 people; making it an ideal choice for larger groups. The first floor is also a self-contained suite within itself, with an open-plan living/dining area and kitchenette providing additional privacy and flexibility.

Each room throughout the villa boasts features that are typical of Tuscan style. Wood beam ceilings, tiled floors and exposed stone walls make spaces feel cosy and homely. This energy especially flows through the open-plan living area on the ground floor. Comfortable sofas and armchairs by the fireplace invite you to unwind after long days soaking up history and culture in nearby towns and cities. Enjoy meals at the dining table in the rustic kitchen, with doors opening onto a terrace that offers the option of dining al fresco.

The five bedrooms offer a mix of double and single beds and most also open onto terraces or garden spaces. The walled and terraced gardens feature immaculate lawns for playing games and relaxing under the shade of typical Mediterranean trees. On especially hot days, everyone will love cooling off in the large swimming pool.

With Villa Aprica being set in the hills and countryside of the Chianti wine region in Tuscany, it's no surprise that vineyards and wineries are close by. Enjoy tours and tastings, as well as learning more about wine production itself.

The charming historic towns within easy reach include Gambassi Terme and San Gimignano. The latter not only offers plenty of sightseeing, but is also a great starting point for idyllic walks through the countryside.

The famous cities of Florence, Pisa and Siena are all around an hour's drive away. As is the coast with its sandy beaches, azure waters and relaxed resort towns.



## Facilities

---

Wi-Fi/Internet • Air-Con • Recommended • Wine Tasting • Eco Friendly  
(Sustainable) • Historical Sites • Walking/Hiking Paths • Maid Service  
Available • Private Pool • Cots (Cribs) • Rural Location • Supports the local  
community (locally owned) • Ideal for Babies & Toddlers • Ideal for Kids •  
Ideal for Teens • Pets on Request • <1hr to Airport • Satellite TV •  
Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

### *Ground Floor*

- Living room with sofas, armchairs, TV, fireplace, table and chairs seating 4 guests
- Kitchen with hob, freezer, dishwasher, Lavazza coffee machine, toaster, kettle and mixer
- Dining room with table and chairs seating 10 guests
- Laundry room with washing machine, small fridge-freezer, vacuum, drying racks
- Two bathrooms, both with shower

### *First Floor*

- Bedroom with double bed, doors to terrace with seating
- Bedroom with two single beds, doors to garden
- Open-plan living/dining/kitchenette area with sofa, fireplace, dining table for four people, doors to garden and terrace with seating
- Bathroom with shower

### *Second Floor*

- Bedroom with double bed, fireplace, doors to terrace with seating
- Bedroom with double bed
- Bedroom with two single beds
- Bathroom with shower

## Outside Grounds

- Swimming pool, open approximately end-April to start-October
- Gardens with lawn, trees, plants
- Covered terrace with dining table for 10 people
- Barbecue
- Sun loungers, deckchairs, umbrellas
- Parking

## Facilities

- Wi-Fi
- Reversible air-conditioning
- Heating
- Satellite TV
- Iron and ironing board
- 3 x hairdryers





# Location & Local Information

Villa Aprica sits close to the heart of a traditional Tuscan village within the famous Chianti wine region. In fact, there are a few wineries just a short distance from the villa where you can take tours and enjoy wine tastings. Several restaurants are also within a 10-minute drive; giving you the chance to sample some local produce.

The ancient town of Gambassi Terme is the best place for essentials, with a supermarket, post office, restaurant and bar. Highlights here include the Church of Santa Maria Assunta and a leafy park with children's playground and cafes selling drinks and snacks. Gambassi Terme takes its name from the natural hot springs in the area, with spas offering relaxing treatments.

Medieval San Gimignano can be reached in around 30 minutes by car. The town is encircled by 13th-century walls and boasts a beautiful old town to walk around. Visit the 12th-century church Duomo di San Gimignano and majestic Torre Grossa. Many scenic hikes through the countryside can be started from San Gimignano too.

An hour's drive away is the art, culture and history of Florence. A visit to this city wouldn't be complete without seeing Michelangelo's David in the Accademia Gallery, along with a stroll around the Uffizi Gallery with its Renaissance art. One of the most impressive buildings to tick off your sightseeing list is the Cathedral of Santa Maria del Fiore.

Great locations for longer days out include Siena, Pisa and the coast. A lovely sandy beach can be found at Marina di Pisa, which is just over an hour's drive from the villa.

## Local Amenities

Nearest Airport	<b>Florence</b> (50km)
Nearest Airport 2	<b>Pisa</b> (65km)
Nearest Bar/Pub	<b>(5km)</b>
Nearest City	<b>Florence</b> (50km)
Nearest Restaurant	<b>(1.5km)</b>
Nearest Supermarket	<b>(3km)</b>
Nearest Town	<b>Gambassi Terme</b> (5km)



## What we love

- There's a relaxed and traditional Tuscan feel throughout this characterful villa
- Enjoy historic features such as wooden beams, fireplaces and exposed stone walls
- Take in glorious countryside views as you dine al-fresco on the main terrace
- The beautiful city of Florence is just an hour's drive away

## What you should know...

- Air-conditioning (payable locally) is featured in the bedrooms only
- This villa enjoys a rural location and in order to fully explore the area a car is necessary

# Terms & Conditions

- **Security deposit:** €400 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?:** Not included. €0.70/Kwh, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement will apply, €70 per pet per week (payable locally).
- **Other Ts and Cs:** Cots and highchairs are available free of charge on request and subject to availability.<br> An extra bed is available on request, prior owner's authorisation, €30 per night.<br> Please note that the use of any external caterers and/or contractors must be requested, entirely at the owner's discretion.<br> Please note that any extra guest visiting the property or staying overnight must be requested, entirely at the owner's discretion.<br> Firewood is available at an extra cost €15/box.<br>
- **Changeover day:** Saturday from approximately end-June to beginning-September. Flexible during all other periods.
- **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:** 7 nights from approximately mid-June to end-August, 5 nights during all other periods.
- **Heating costs included?:** Gas for cooking, hot water and heating is included from approximately end-May until end-September. Extra € 1.70/Kwh during all other periods, payable locally in cash.
- **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 end-April to start-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:** IT048020B4SFHPSM2W