

Villa Arbor Fici

Region: Tuscany **Sleeps:** 14

Overview

Appreciate the glorious scenery of southern Tuscany from your infinity swimming pool and gardens during your stay at Villa Arbor Fici, a charmingly renovated farmhouse south of Siena.

Dating back to the 17th century, Villa Arbor Fici epitomises the character of Tuscany with its rural setting, wonderful interiors and warm hospitality with daily breakfast included. The hearty kitchen features a wood-burning fire whilst the inviting living room is the perfect place to share a bottle of Chianti with loved ones. A second air-conditioned lounge upstairs means even more space to socialise whilst five delightful en suite bedrooms have been elegantly furnished with Tuscan charm. A separate annexe offers two further bedrooms and shower rooms, allowing this gorgeous abode to sleep up to 14 guests.

Across the extensive gardens there is space for everyone to relax in tranquil surroundings. Sip your morning coffee by the wisteria or trailing roses, enjoy a glass of chilled wine in the shade of the upper terrace, then come together for feasts by the pizza oven in the spacious courtyard. Follow the stone steps down to the swimming pool, perfectly positioned for mesmerising views over the Tuscan landscapes of rolling hills and forests.

In a remote and beautiful setting, where deer roam free and truffles can be found amongst the ancient oaks, this rural idyll is ideal for discovering the authenticity of this wonderful region. Head out for long walks in the countryside across the estate and beyond, even a local nature guide can be organised to accompany you. Pass old mills as far as a medieval castle, look out for kingfishers by the nearby river and enjoy picnics with stunning views or perhaps even a summer swim.



Facilities

Weddings • Washing Machine • Villa • Coffee Machine • Hairdryer • Wi-Fi/Internet • Horse Riding • Golf Nearby • Air-Con • Wine Tasting • Walking/Hiking Paths • Maid Service Available • Rural Location • Cots (Cribs) • Maid Service Included • Chef/Cook Available • Private Pool • Heritage Collection • Spa Treatments Available • Babysitting Available • Breakfast Included • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Main Villa (349m2)

- Living area with fireplace
- Dining area
- Well-equipped kitchen
- 2 x bedrooms with double bed
- 3 x bedrooms with double/twin bed
- 3 x bathrooms with shower (all en suite)
- 2 x bathrooms with bath and shower (both en suite)

Annex

Ground Floor

- Open-plan living area with kitchen-diner. Doors lead to terrace for al-fresco dining

First Floor (via open tread stairs leading to mezzanine hallway)

- Bedroom with double bed
- Bedroom with twin bed
- Two bathrooms with shower (one en suite)

Outside Grounds

- Swimming pool (4.5 x 13m, depth: 0.5-1.7m) open approximately June to end-September
- Poolside terrace with sun loungers and parasols
- Al-fresco lounge
- Courtyard with covered al-fresco dining area and pizza oven
- Gardens/grounds (some terraced levels)
- Pond
- Covered parking (4 bays) and outdoor parking elsewhere

Additional Facilities

- Wi-Fi
- Air-conditioning (in every single bedroom, five in the main house and two in the annex)
- Jacuzzi bath (one of the bedrooms)
- Mosquito nets (bedrooms/bathrooms)
- Ironing facilities
- Barbecue
- Cot and high chair (on request for extra cost)



Location & Local Information

Villa Arbor Fici is set in the peaceful forested hills south of Siena, in the rural heart of southern Tuscany. Perched in an elevated position within a vast estate, it offers seclusion while being just 1km from a hamlet with farmhouses and a restaurant.

Surrounded by ancient oaks, cypress trees and pines, the area is rich in wildlife, with deer roaming freely and truffles found in autumn. Walking trails begin right from the villa, and a personal guide can be arranged for nature walks. Enjoy riverside picnics by the Merse or swim on warm days. The Val di Merse also offers fantastic hiking and cycling, with bike hire available.

Golfers will appreciate the nearby Royal La Bagnaia Golf Course, designed by Robert Trent Jones Jnr, with breathtaking views.

Explore historic abbeys, castles and the dramatic Crete Senesi landscape 40km east, home to the famous Site Transitoire sculpture and Monte Oliveto Maggiore Abbey.

Siena, just 25km away, is a must-see with its medieval streets, magnificent Duomo and the iconic Piazza del Campo. Discover hidden lanes, authentic restaurants and atmospheric cellar bars.

Chianti vineyards are within day-trip distance, as are the Renaissance beauty of Montepulciano and its renowned wineries. Other charming towns like San Gimignano, Montalcino and Pienza are about an hour's drive, while Florence and Arezzo are also accessible for a cultural day out.

Villa Arbor Fici offers a perfect base for experiencing the best of Tuscany's nature, history and food.

Local Amenities

Nearest Airport	Florence (95 km)
Nearest Airport 2	Perugia (127 km)
Nearest Airport 3	Pisa (135 km)
Nearest Bar/Pub	Rosia (6 km)
Nearest City	Florence (93 km)
Nearest Golf	Royal Golf La Bagnaia (5 km)
Nearest Restaurant	Rosia (6 km)



Nearest Supermarket	Coop (7 km)
Nearest Town	Siena (21 km)
Nearest Train Station	Siena (25 km)
Nearest Village	Rosia (6 km)

What we love

- A wonderfully restored 17th century farmhouse with such characterful surroundings.
- The views of the hills just south of Siena from the infinity swimming pool are so beautiful.
- Take long walks from your doorstep and come across ancient oaks, free roaming deer and kingfishers by the river.
- Experience the warm hospitality of the estate's owners and staff with daily breakfast and a concierge service included.
- Visit the artistic city of Siena, the vineyards of Chianti and other idyllic hilltop villages across Tuscany.

What you should know...

- There are five bedrooms in the main villa and two in a separate annexe.
- Air-conditioning is featured in all bedrooms and the upstairs lounge only. However, the downstairs lounge has double glass doors that open up on the panoramic terrace and given the 18th century Tuscan farmhouse style it has thick stone walls that keep the building cool.
- With the beautiful gardens on different levels, younger guests will need supervising when playing outside.
- For smaller groups, a lower rate is available excluding the annexe, on request only and only during the low season – please enquire.
- Part of a vast estate, the owners also feature a hamlet with farmhouses and a restaurant around 1km away - sometimes used for weddings or events. Please enquire for further details.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5pm - 8pm. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** By 10am. Check-out outside this time may be subject to an extra cost. Please enquire for more details.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, plus a mid-week change.
- **Pets welcome?:** On request only (small pets) and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 Air-conditioning is featured only in the upstairs lounge and all bedrooms.
 Please note home security devices may be installed at the villa, please enquire for further information.
 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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes and daily cleaning. 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 (high season) or 3 nights on request in low and mid season (special conditions apply, please enquire).
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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 June 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.