

# Villa Thania

Region: Tuscany    Sleeps: 10

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## Overview

Set in a beautiful location in Southern Tuscany, Villa Thania is surrounded by olive trees and boasts spectacular views across the Val di Chiana. The many paths around the villa allow you to explore the countryside on your doorstep.

Villa Thania is an 18th century stone house, sleeping up to 10 guests in five bedrooms. Whilst the villa has been recently renovated, each bedroom is tastefully furnished with antique pieces typical of the region, transporting you back in time. What's more, all bedrooms are en-suite and the master bedroom even features a roll top bath, perfect for relaxing in your Tuscan retreat. Four of the bedrooms are set over the two floors within the main villa, whilst the fifth bedroom is located in the annexe, suiting any guests that appreciate a little extra privacy at the end of the day.

The villa contains many spaces to socialise, from movie nights in the warm sitting room with its comfortable sofas to early evening evenings in the *limonaia*. This wrought-iron conservatory enables guests to enjoy a bit of the outdoors whatever the time of year, maybe even whilst relishing a glass of local *vino nobile* (or two!).

Outside, there is a pool to cool down during the warmer months, alongside a luscious garden and terrace with table and chairs. Meals can be devoured al-fresco; be-it something home-cooked on the barbecue or in the well-equipped kitchen.

Despite the rural location, the charming town of Cortona is only 6km away. Here you will find supermarkets, a pharmacy, a bank and a number of bars and restaurants - great for those evenings when you don't fancy cooking. The Etruscan town is rich in history with a walled centre and many Renaissance buildings.



The villa is also well-situated for sightseeing around Southern Tuscany and the nearby region of Umbria. Nature lovers will thoroughly enjoy Lake Trasimeno Regional Park – Italy's fourth largest lake. Sweet-toothed guests will be attracted to the historic city of Perugia to sample some of the city's chocolate treats whilst other stunning cities within an hour's drive include Arezzo and Siena.

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wine Tasting • Weddings • Washing Machine • Villa • Cycling • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Chef/Cook Available • Special Offer • Has Discount • Maid Service Available • Cots (Cribs) • DVD • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Tumble Dryer • Dishwasher • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Entry hall with seating
- Large sitting room with comfortable sofas and satellite TV
- Well-equipped kitchen with oven, wood oven, kettle, toaster, coffee maker, fridge-freezer and dishwasher
- Dining room with table seating up to 12 guests, fireplace
- Bedroom with king-size bed and en-suite bathroom with a large shower, WC
- Limonaia/conservatory
- Guest WC

### First Floor

- Master bedroom with king size bed and en-suite bathroom with large shower and bath tub, WC
- Bedroom with king size bed and en-suite bathroom with a large shower, WC
- Bedroom with twin beds and en-suite bathroom with large shower, WC

## Annexe

- Bedroom with queen size bed and en-suite bathroom with large shower, WC. Doors leading onto outside terrace

## Outside Grounds

- Swimming pool (9m x 4m, depth: 1.50m), open approximately May to October
- Sun loungers and parasols
- Garden
- Terrace with table and chairs
- Barbecue
- Parking (up to 5 cars)

## Facilities



- Wi-Fi
- Air-conditioning (bedrooms only)
- Heating
- Satellite TV and DVD player
- Washing machine and tumble dryer
- Iron and ironing board
- Mosquito nets (bedrooms only)



## Location & Local Information

Situated in a peaceful, countryside location overlooking the Val di Chiana, guests that enjoy walking or cycling can take advantage of the local paths around the villa.

Cortona (6km) is the nearest town, well-known as the setting for Frances Mayes 'Under The Tuscan Sun' and is where you will find a supermarket, bank, pharmacy and a number of bars and restaurants. Alongside these amenities, Cortona has several sites of interest, from Renaissance-era buildings such as the Cathedral and Palazzo del Popolo, the Etruscan Academy Museum filled with interesting artefacts from nearby archaeological sites and the Diocesan Museum; an art museum located in a former church displaying works from the churches and convents throughout Cortona.

Lake Trasimeno (23km) is approximately half an hour from Villa Thania and is another great day out, should you choose to take a ferry tour of the lake's three islands or tour the various castles in the area. You can also enjoy the numerous beaches and watersports on offer such as canoeing, pedal boats and sailing.

Montepulciano (40km) has some of the most prestigious vineyards in Tuscany and is renowned for its *vino nobile* wines. The hilltop town is also full of historical sites like the Torre di Pulcinella clocktower, Duomo and the 14<sup>th</sup> Century Palazzo Comunale. Head to the top of the tower for spectacular views of the surrounding countryside and aforementioned vineyards.

Similarly, history lovers visiting Arezzo (33km) will love the striking 16<sup>th</sup> Century fortress and Museo Archeologico Mecenate. There's also lots to appeal to art lovers from the frescoes that can be found at the Basilico Di San Francesco and the painted, vaulted ceilings of the Cathedral to the works on display at the Museo d'Arte Medievale e Moderna.

A little further afield is Perugia (53km), with its Medieval and Renaissance structures like the Medieval Fontana



Maggiara in the centre of the Piazza IV Novembre – a marble fountain with biblical scenes and zodiac signs. Over the years, Perugia has also gained a reputation for its mouth-watering chocolate. The Chocolate factory and museum are a must-visit to learn all about the chocolate making process.

For cheese lovers, Pienza (49km) is under an hour away, and is home to the salty Italian cheese, Pecorino.

Local Amenities

|                       |                                 |
|-----------------------|---------------------------------|
| Nearest Airport       | Perugia<br>(60km)               |
| Nearest Airport 2     | Florence<br>(114km)             |
| Nearest Restaurant    | Cortona<br>(6km)                |
| Nearest Bar/Pub       | Cortona<br>(6km)                |
| Nearest Supermarket   | (6km)                           |
| Nearest Town          | Cortona<br>(6km)                |
| Nearest City          | Arezzo<br>(33km)                |
| Nearest Train Station | Camucia Cortona<br>(6km)        |
| Nearest Golf          | Golf Club Valdichiana<br>(24km) |

## What we love

- Stunning views over the Val di Chiana
- The prized antique furniture, typical of Tuscany, in the bedrooms, each of which are en-suite
- Historic Cortona is the nearest town and is only 15 minutes away by car
- Situated in Southern Tuscany near Umbria; Siena, Arezzo and Perugia are all within an hour's drive

## What you should know...

- 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 property and garden are on varying levels, making the villa unsuitable for guests with mobility issues
- One of the bedrooms is located in a separate annexe next to the main villa.
- Air-conditioning is featured in the bedrooms only.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.30 pm – 6.30 p.m. Check in after 6.30 p.m. upon request (extra €40, payable locally).
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Up to 200kWh included. Excess charged extra.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per week will apply (payable locally).
- **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 in the bedrooms only. Extra cost, payable locally. A cot, high chair, push chair, baby bath and children's bikes are available on request (extra cost, payable locally). 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 may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €250, payable locally. 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. All other durations on request.
- **Heating costs included?:** Extra €4.50/m3, 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 May to 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:** CIN: IT051017C2HABIPU6Y / CIR: 051017LTN0401