

# Villa Thania

Region: Tuscany Sleeps: 10

## Overview

Set in a stunning corner of Southern Tuscany, Villa Thania sits among olive trees with sweeping views across the Val di Chiana. Walking paths surrounding the property allow guests to explore the countryside straight from the doorstep.

This beautifully restored 18th-century stone house accommodates up to 10 guests in five charming bedrooms. Each room is furnished with antique pieces typical of the region and benefits from its own en-suite bathroom, while the master bedroom features a luxurious roll-top tub. Four bedrooms are spread across two floors of the main villa, and the fifth sits privately in an annexe—ideal for guests seeking extra seclusion.

The villa offers plenty of inviting spaces for guests to gather, including a cosy sitting room for relaxed evenings and a lovely limonaia, a wrought-iron conservatory perfect for enjoying the outdoors in any season with a glass of local wine.

Outdoors, the villa's garden is a peaceful haven with a refreshing private pool, sun loungers, and a terrace for al-fresco dining. Meals can be prepared either on the barbecue or in the fully equipped kitchen.

Despite its rural tranquillity, Villa Thania is just 6km from the delightful town of Cortona, where you'll find supermarkets, shops, cafés, and excellent restaurants. Rich in Etruscan and Renaissance history, Cortona is a wonderful place to explore.

The villa is also well located for discovering Southern Tuscany and nearby Umbria, with day trips to Lake Trasimeno Regional Park, Perugia, Arezzo and Siena all easily within reach.



## Facilities

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

# Interior & Grounds

## The Villa

### 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)

### Additional Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Satellite TV and DVD player
- Iron and ironing board
- Mosquito nets (bedrooms only)



## Location & Local Information

Set in a peaceful countryside location overlooking the Val di Chiana, Villa Thania is surrounded by walking and cycling paths, perfect for guests wishing to explore the landscape right from the doorstep.

Just 6km away lies Cortona, famously featured in *Under the Tuscan Sun*. This charming hilltop town offers supermarkets, cafés, restaurants, a pharmacy and bank, as well as a wealth of historical attractions. Visitors can admire Renaissance buildings such as the Cathedral and Palazzo del Popolo, explore the Etruscan Academy Museum with its archaeological treasures, or visit the Diocesan Museum, home to artworks gathered from Cortona's churches and convents.

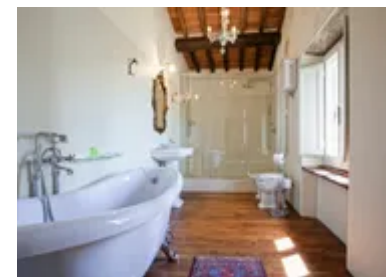
Lake Trasimeno (23km) is another wonderful day out. Italy's fourth-largest lake offers sandy beaches, watersports including canoeing and sailing, and ferry trips to its three picturesque islands, each with castles and scenic walking routes.

Wine lovers will enjoy Montepulciano (40km), home to some of Tuscany's most prestigious vineyards and the famous vino nobile. The hilltown also boasts highlights such as the Duomo, Palazzo Comunale and the Torre di Pulcinella, where climbing the clocktower rewards visitors with sweeping countryside views.

Arezzo (33km) is ideal for history and art lovers, featuring a 16th-century fortress, the Museo Archeologico Mecenate, the frescoes of the Basilica di San Francesco and the vaulted ceilings of its Cathedral.

Further afield, Perugia (53km) offers medieval architecture and the celebrated Perugina Chocolate Factory and Museum—perfect for sweet-toothed visitors. Cheese enthusiasts may wish to visit Pienza (49km), renowned for its delicious Pecorino.

## Local Amenities



Nearest Airport	<b>Perugia (60km)</b>
Nearest Airport 2	<b>Florence (114km)</b>
Nearest Bar/Pub	<b>Cortona (6km)</b>
Nearest City	<b>Florence (104km)</b>
Nearest Golf	<b>Golf Club Valdichiana (24km)</b>
Nearest Restaurant	<b>Cortona (6km)</b>
Nearest Supermarket	<b>Coop (5km)</b>
Nearest Town	<b>Arezzo (27km)</b>
Nearest Train Station	<b>Camucia Cortona (6km)</b>

## 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...

- 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. <br> Air-conditioning is featured in the bedrooms only. Extra cost, payable locally. <br> A cot, high chair, push chair, baby bath and children's bikes are available on request (extra cost, payable locally). <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> 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:** Extra €250, payable locally. 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.