

Casale Sangiovese

Region: Tuscany Sleeps: 12

Overview

Deep in the Tuscan countryside of the Val di Chiana area is traditional farmhouse, Casale Sangiovese. Boasting six bedrooms across the main house and an adjacent annexe, it's the perfect base for a larger family or two groups holidaying together.

Set in lush gardens and surrounded by picture-postcard land of green fields, olive groves and hills, this villa offers stunning peace and privacy. And yet the nearest amenities are just under a 10-minute drive away in the pretty hilltop village of Castiglion Fiorentino,

There's so much character throughout Casale Sangiovese. A series of tastefully furnished rooms feature wood-beam ceilings, tile floors and stone wall features. Especially gorgeous is the open-concept living/dining room, with curved stone archways allowing gatherings to flow from sofa to dining table.

An ancient stone fireplace is the focal point of the space, providing welcoming warmth on cooler evenings. Pieces of fine furniture and an array of antiques keep things feeling authentic and add even more grandeur to meals enjoyed by chandelier light.

Upstairs, there's a second living room for cosier occasions. It's joined by three of the four bedrooms found in the main villa. The fourth bedroom is on the ground floor and boasts an ensuite bathroom.

The two remaining bedrooms are in the annexe. With one having a double bed and the other twin beds, it's ideal for a second family group. The annexe also has a terrace for enjoying quieter gatherings.

Everyone will look forward to getting together in the



glorious gardens. A large swimming pool with Jacuzzi area offers refreshing dips, with plenty of sun loungers to relax on with cocktails. There's a barbecue for sitting down to perfectly grilled meals under the romantic gazebo. And the summer vegetable garden is sure to inspire foodies.

Scenic walks are on the doorstep at Casale Sangiovese, with the towns of Cortona and hilltop Lucignano easy to reach. Arezzo and Siena are great for longer days out and both boast a wealth of history and culture.

Facilities

Wellness • Hairdryer • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Wi-Fi/Internet • Air-Con • Walking/Hiking Paths • Wine Tasting • Cots (Cribs) • Rural Location • Private Pool • Maid Service Available • Chef/Cook Available • Cooking Classes Available • Catering Available • Board games • On-Site Concierge • Children's books • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Main Villa Interiors

Ground Floor (split-level)

- Living room with sofas, armchairs, stone fireplace, TV
- Dining room with table for 12 people, doors to outside
- Kitchen with oven, hob, fridge, freezer, doors to terrace
- Bathroom
- Bedroom with double bed, ensuite bathroom with bathtub, shower

First Floor (accessed internally and via external staircase)

- Living room with sofa, double sofa bed, doors to terrace
- Bedroom with double bed
- Bedroom with double bed
- Bedroom with two single beds
- Bathroom with shower
- Bathroom with shower
- Laundry room

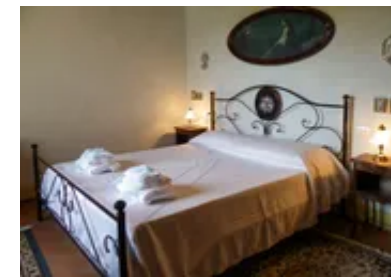
Annexe Interiors

- Bedroom with double bed
- Bedroom with two single beds
- Bathroom with shower
- Terrace with outdoor furniture

Outside Grounds

- Swimming pool (size:12m x 6m; depth: 1.4-2.5m), with Jacuzzi (4m; 0.6m) open May-September
- Garden with lawn, trees, plants, flowers, summer vegetable garden
- Covered terrace with dining table for 12 people
- Barbecue
- Two gazebos
- First-floor terrace
- Poolside terrace with table and chairs, sun loungers, umbrellas
- Parking

Facilities



- Wi-Fi
- Air conditioning (in bedrooms)
- TVs
- DVD player
- Stereo
- Coffee machine
- Hairdryer
- Mosquito nets

Location & Local Information

In the middle of the stunning Val di Chiana, Casale Sangiovese's setting is incredibly rural and utterly tranquil. Surrounded by typical green fields and rolling hills, the villa is an oasis of calm and beauty. And yet the nearest couple of restaurants and shops are within a five-minute drive.

For most groceries and other essentials, you'll want to head to hilltop Castiglion Fiorentino. This small, walled city is also full of history, with lots of interesting buildings and sites to visit. The typically medieval centre is a collection of narrow streets and religious buildings in particular. Castiglion Fiorentino is also home to a fascinating Etruscan archaeological site.

Quaint Cortona can be reached in 20 minutes by car, and is one of the most impressive destinations to visit on a day out. The town's history is around every corner. The Etruscan Museum is dedicated to artefacts recovered locally, with an Archaeological Park boasting sites such as city fortifications and Roman road remains.

Also perched on a hilltop is the town of Lucignano (20km). It boasts stunning medieval architecture, with buildings set in concentric rings that create a labyrinth-like effect. Sightseeing highlights here include the Museo Civico with its glorious art collection and the Church of San Francesco. And lying just outside the town walls are the ruins of a Medici Castle.

For even more history and culture, drive 30 minutes to the iconic city of Arezzo (24km). Spectacular Siena's (65km) highlights include Piazza del Campo, Torre del Mangia and the city hall. Meanwhile, Piazza del Duomo is home to a soaring cathedral and the Piccolomini Library.



Local Amenities

Nearest Airport	Florence (108km/1h 29 mins)
Nearest Airport 2	Pisa (180km/2h 20 mins)

Nearest Airport 3	Rome FCO (230km/2h 30mins)
Nearest Village	Castiglion Fiorentino (7km/10mins)
Nearest Town/City	Cortona & Arezzo (15km/20mins & 25km/35mins)
Nearest Bar/Pub	Castiglion Fiorentino (7km/10mins)
Nearest Restaurant	Castiglion Fiorentino (7km/10mins)
Nearest Supermarket	Castiglion Fiorentino (7km/10mins)
Nearest Golf	Golf Club Valdichiana (16km/20mins)
Nearest Tennis	Tennis Club Castiglione (7km/10mins)
Nearest Train Station	Arezzo (25km/35mins)
Nearest Beach	Castiglion Delle Pescaia (135km/2h)

What we love

- The villa is in a quiet, rural location and enjoys unspoilt views over the Val di Chiana
- The separate annexe is great for a second group wanting extra privacy
- Outside space includes lush gardens, private pool, outdoor dining and barbecue
- The town of Cortona is a 20-minute drive away, with Arezzo reached in 30 minutes

What you should know...

- The first floor of the main villa can be accessed both internally and externally
- Owners have their own experienced catering team and the use of any external caterers is not permitted.
- Air-conditioning is available in all bedrooms only
- 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

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 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?:** Yes, except A/C (charged on consumption and payable locally).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only 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. Please note that the use of any external caterers and/or contractors is not permitted. 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 A/C is available in all bedrooms only. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **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. All other durations on request only.
- **Heating costs included?:** Extra cost (charged on consumption and 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 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.
- **Property Licence Number:** CIN: IT051012B5A2OQP39H CIR: 051012AAT0065