

Villa Amelinda

Region: Tuscany Sleeps: 12

Overview

Set among olive groves and vineyards near the historic town of Cortona, Villa Amelinda is a beautifully restored Tuscan retreat full of character and modern comfort. The property offers six stylish bedrooms across two air-conditioned houses, making it ideal for extended families or groups of friends.

The main villa features traditionally arched windows, cotto floors, exposed stone and elegant wood-beamed ceilings balanced with contemporary furnishings. Its welcoming ground-floor living area flows into a modern kitchen-diner, while three en-suite bedrooms, including one on the ground floor, provide comfort and privacy.

Just behind the villa sits the charming annexe, home to three additional en-suite bedrooms and an inviting upstairs lounge with a kitchenette and fireplace—perfect for guests wanting a little extra space.

Outside, the gardens are enchanting, dotted with terracotta pots, English roses and fruit trees. A raised, enclosed swimming pool offers a peaceful haven with sun loungers, parasols and a shaded gazebo. A pergola provides a delightful setting for long al-fresco meals on warm evenings.

The villa is just 10km from Cortona, known for its medieval lanes, authentic eateries and Etruscan heritage. Prestigious wineries in Montepulciano, cultural treasures in Arezzo, and lakeside walks, watersports and boat trips at nearby Lake Trasimeno add to a wealth of day-trip possibilities.

Whether relaxing by the pool or exploring Tuscany and Umbria, Villa Amelinda promises a restorative, authentically Italian escape.



Facilities

Walking/Hiking Paths • Horse Riding • Golf Nearby • Air-Con • Wine Tasting • Historical Sites • Private Pool • Tennis Nearby • Cycling • Ideal for Kids • Weddings • Villa • Ideal for Teens • Cots (Cribs) • Has Discount • Special Offer • Pets on Request • All Bedrooms En-Suite • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • DVD • Dishwasher • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Main Villa Interiors

Ground Floor

- Open-plan living room
- Open-plan kitchen and dining area, well-equipped including oven, dishwasher, microwave, fridge-freezer, American coffee machine, kettle, blender, toaster
- Bedroom with double bed and bathroom with shower

First Floor (via open-tread stairs)

- Living room with fireplace
- Bedroom with double bed and bathroom with shower
- Bedroom with twin beds (can be made up as a double) and bathroom with shower

Annexe Building

Ground Floor

- Bedroom with double bed and en suite bathroom with shower
- Bedroom with twin beds (can be made up as a double) and en suite bathroom with shower

Both bedrooms have their own independent entrances as well as a door between them

First Floor (via external stairs)

- Living room with fireplace
- Kitchen area
- Bedroom with double bed and bathroom with shower

Outside Grounds

- Swimming pool (5x10m, depth:1.2-1.4m) access via a ladder. Lighting and glass enclosure, open approximately May to end-September
- Poolside paved terrace with sun loungers, shades and gazebo
- Outdoor shower (hot and cold water)
- Barbecue and wood-burning oven
- Gazebo and pergola for al-fresco dining
- Gardens with fruit trees, olive trees and lawns



- Parking (up to 4 cars)

Additional Facilities

- Wi-Fi
- TV and DVD player
- Ironing facilities
- Wood oven

Location & Local Information

Set in southern Tuscany and surrounded by vineyards and olive groves, Villa Amelinda enjoys a peaceful countryside setting while remaining close to many of the region's most charming towns and attractions. Despite its rural feel, the villa is easily reached via a short unpaved access road and offers excellent connections across Tuscany and into neighbouring Umbria.

Local amenities, shops and restaurants can be found in nearby villages such as Terontola and Camucia, both just a short drive away and offering convenient train links to major cities including Arezzo, Perugia and Florence.

Cortona, around 10km from the villa, is a must-visit hilltop town known for its medieval architecture, panoramic views and vibrant cafés and restaurants. Its historic streets, impressive churches and cultural attractions make it a lovely place to stroll, shop and soak up authentic Tuscan charm.

Further afield, wine lovers can explore the prestigious vineyards of Montepulciano and sample its renowned *Vino Nobile* wines, while food lovers will enjoy visiting Pienza, famous for its pecorino cheese. Other pretty Tuscan villages such as Montefollonico offer excellent dining and a glimpse of traditional rural life.

Across the border in Umbria, Lake Trasimeno is only a 10-minute drive away, offering lakeside beaches, boat trips, cycling routes and calm waters perfect for relaxing days outdoors. Castiglione del Lago, perched above the lake, provides lovely views, historic sights and easy access to the shoreline.

For day trips, Assisi, Orvieto, Todi and Spoleto—all within just over an hour's drive—offer rich history, beautiful architecture and a taste of Umbria's serene landscapes, making Villa Amelinda a superb base for exploring two of Italy's most enchanting regions.

Local Amenities



Nearest Airport	Perugia (55km)
Nearest Airport 2	Florence (125km)
Nearest Airport 3	Pisa (190km)
Nearest Bar/Pub	Terontola (7km)
Nearest City	Florence (110km)
Nearest Golf	Golf Club Valdichiana (18km)
Nearest Restaurant	Terontola and other local restaurants (7km)
Nearest Supermarket	Conad (7km)
Nearest Tennis	Camucia (9km)
Nearest Town	Arezzo (54km)
Nearest Train Station	Terontola Cortona (6km)
Nearest Village	Camucia (8km)

What we love

- A charming Tuscan renovation with original features alongside many contemporary touches.
- Stay in gorgeous grounds with olive trees, roses and fruit trees as well as the discreetly fenced swimming pool.
- Nearby Cortona is one of southern Tuscany's most idyllic hilltop towns.
- Reach the shores of Lake Trasimeno in just a ten-minute drive.
- Catch the train to Arezzo or Florence for a wonderful day out or drive to Siena, just an hour by car.

What you should know...

- There are three bedrooms in the main house and three bedrooms in a separate two-storey annexe just behind.
- Take note that 200m of the access road is unpaved, although it is in good condition.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.30p.m. to 6.30 p.m. (€40 late arrival fee applies after 6.30 p.m.)
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Up to 200 kWh included. Excess charged extra. This also applies for air-conditioning.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A highchair and cot can be requested for a charge of €50.00 per item, payable locally.
 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 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:** Extra €300, 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?:** No, 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).
- **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.