Villa Majolica

Region: Tuscany **Sleeps:** 11

Overview

With beautiful valley views, surrounded by vineyards, olive groves and forested hills, Villa Majolica is a gem of a Tuscan villa in a wonderful spot for exploring this region, perfectly located only half an hour west of Florence.

In a hilltop rural setting, historic Villa Majolica has been thoughtfully restored with such characterful features alongside modern conveniences. Admire the original terracotta floors and exposed wood beams, allowing you to soak up the traditional Tuscan ambience whilst being surrounded by charming décor and such comfortable furnishings. The owner's attention to detail is second to none as well – look out for works of art and so many pretty touches across this two-storey home.

When not gazing at the views from the upper terrace or through the kitchen's arched window, head to the swimming pool to appreciate this special setting amongst the flowers or prepare Tuscan feasts to dine beneath the shaded terrace. If you feel like heading out, the medieval hilltop town of Montelupo Fiorentino is only ten minutes by car with its welcoming restaurants, cafes and shops whilst historic Empoli is also a short drive away.

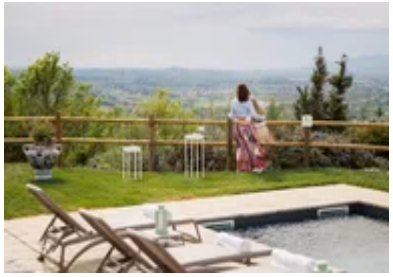
A little further afield, visit the art galleries of Florence, the Renaissance architecture of Lucca and the vineyards of idyllic Chianti villages whilst picture-perfect San Gimignano can be reached in under an hour.

Siena is also waiting to be explored for the perfect day out or perhaps you would simply prefer to spend your time hiking, cycling or horse-riding through the glorious Tuscan landscapes that this part of Italy is so famous for.

Please note that Villa Majolica is actually located in the region of Tuscany but is very close to the San Gimignano border.









Facilities

Golf Nearby • Air-Con • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Ideal for Kids • <1hr to Airport • Walking/Hiking Paths • Special Offer • Has Offer • Has Discount • Ideal for Teens • Pets on Request • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Easy By Train • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Heating • Ceiling Fans • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









Villa Interiors

Please note that this villa is composed of two separate apartments connected via an interior door.

Main Floor

- 2 x living rooms
- Kitchen, well-equipped including dishwasher, fridge/freezer, oven, hob, microwave, kettle, toaster, blender and coffee maker.
- Master bedroom with queen-size double bed, separate dressing room and en suite bathroom with shower
- Bedroom with double bed
- Bathroom with shower
- Guest WC

Mid-Level (between main and first floor, walk-through room)

- Bedroom with single bed

First Floor

- 2 x living rooms with fireplace
- Kitchen, well-equipped including dishwasher, fridge/freezer, oven, hob, microwave, kettle, toaster, blender and coffee maker. Doors lead out to terrace
- Master bedroom with queen-size double bed and en suite shower room
- Bedroom with queen-size double bed
- Bedroom with twin beds
- Bathroom with shower
- Guest WC

Outside Grounds

- Salt-water swimming pool (3m x 8m, max depth: 1.4m). Open approximately May to September
- Sun loungers
- Al-fresco dining area
- Barbecue
- Swing and outdoor chairs
- Automatic gate
- Parking
- Jacuzzi area

Facilities

- Wi-Fi
- Air-conditioning (in the bedrooms, not available in the study room)
- Ceiling fans
- Satellite TV
- DVD player
- CD player
- Washing machine
- Ironing facilities

Location & Local Information

In the Tuscan hills west of Florence, Villa Majolica sits on a hilltop with glorious valley views, surrounded by olive groves, vineyards and forested hills.

The small medieval town of Montelupo Fiorentino is only 4km away, famed for being one of the most important centres for Italian pottery during the Renaissance era. Enjoy its wonderful cuisine in restaurants and local agriturismi, many making the most of produce from nearby farms – Pan Bistugio is a specific speciality, accompanied of course by local Chianti wine.

There are many superb walking trails across this part of Tuscany and beyond as well as cycling, horse-riding opportunities and golf, either in the 9-hole Golf Club Montelupo just a short drive away or the much-loved Circolo Golf dell'Ugolino just south of Florence.

The town of Empoli (7km) is close by with its rich heritage whilst the picture-perfect village of San Miniato (20km) is a joy to explore with charming lanes, a beautiful church and grand square. This region is also known for its white truffles – if staying in the autumn or winter months, truffle-hunting excursions can be arranged or simply enjoy the delicacy in local restaurants and markets.

San Gimignano (37km), Volterra (56km) and Certaldo (25km) are three of many other glorious places to visit during your time in Tuscany or head towards the iconic Chianti villages and wineries of Greve, Radda and Castellina in Chianti, all within an hour by car.

A day out in Florence is also a must – why not leave the car behind and hop on a train from the local station around 5km away. Discover its artistic treasures in the city's museums and galleries, dine out in excellent restaurants, ride the carousel on Piazza della Repubblica and soak up the enchanting ambience as you admire Florence's breathtaking architecture.

Siena (67km) can also be reached for a fine day out, as can Pisa (60km) and the gorgeous walled town of Lucca (60km), whilst the birthplace of Vinci is only a 20-minute drive away. You could even spend time by the Versilia coast with Viareggio and Forte dei Marmi around 80 to 90km by car or drive as far as the romantic Golfo dei Poeti and La Spezia (132km), the gateway to the Cinque Terre National Park.

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Local Amenities

Nearest Airport	**Florence Airport (26km)**
Nearest Airport 2	**Pisa Airport (57km)**

Nearest Village	**Montelupo Fiorentino (4km)**
Nearest Supermarket	**Montelupo Fiorentino (4km)**
Nearest Restaurant	**Montelupo Fiorentino (4km)**
Nearest Town	**Empoli (7km)**
Nearest City	**Florence (32km)**
Nearest Golf	**Golf Club Montelupo/Circolo Golf dell'Ugolino (7km/35km)**

What we love

- Such a beautiful Tuscan setting on a hilltop surrounded by olive trees, vineyards and forested hills
- So wonderfully restored with characterful features, charming décor and a great eye for detail
- Al-fresco dining is a joy whilst the swimming pool is so pretty with its summer flowers and terrace
- It's just a short drive to medieval Montelupo Fiorentino and historic Empoli
- You're perfectly located for exploring Florence, Lucca, Chianti vineyards and a wealth of idyllic hilltop villages and towns

What you should know...

- The villa is rented as one villa but please note it is composed of two separate apartments which are connected via an internal door.
- Guests can also request a rate to rent just one of the apartments during the low season only (in which case the other apartment may also be rented out at the same time) – please enquire for rates.
- Villa Majolica is on the same estate as neighbouring cottage, Villa Bobolino (https://www.oliverstravels.com/italy/tuscany/florence/villa-bobolino/). For larger groups or events, both houses can be rented together – see Villa Majolica and Villa Bobolino (https://www.oliverstravels.com/italy/tuscany/florence/villa-majolica-and-villa-bobolino/).
- During high season it is only possible to rent this villa as part of the larger 17-person estate: Villa Majolica and Villa Bobolino (https://www.oliverstravels.com/italy/tuscany/florence/villa-majolica-and-villa-bobolino/).
- Please note that whilst this villa comfortably sleeps 11 guests, one guest will be sleeping on the single bed located in a walk-through room between the two floors.

Terms & Conditions

- **Security deposit:** €700 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. - 7.00 p.m. Check-in outside this time is subject to an extra cost. Please enquire for more details.

- **Departure time:** By 10.00 a.m.

- **Energy costs included?:** Yes, except for air conditioning, at an extra €400 per week payable in cash at check-in.

- **Linen & towels included?:** Yes. Changed weekly.

- **Pets welcome?:** Well behaved pets are 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). Dogs must be on a leash in all public areas as well as the garden but they are not permitted in the pool area.

- **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. A cot and highchair are available on request. Please note that whilst this villa comfortably sleeps 11 guests, one guest will be sleeping on the single bed located in a walk-through room between the two floors. Guests can also request a rate to rent just one of the apartments during the low season only (in which case the other apartment may also be rented out at the same time) – please enquire for rates. During high season it is only possible to rent this villa as part of the larger 17-person estate: Villa Majolica and Bobolino. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday in August. Monday to Saturday in all other periods.

- **End of stay cleaning:** Mandatory extra €300 per week, payable locally on arrival. 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 in August. 5 nights all other periods.

- **Heating costs included?:** Extra cost, payable locally (€6/m3). One basket of firewood is provided, additional baskets are €7 each, 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 end-May to end-September. In any case, the opening of the swimming pool must always be reconfirmed with the owner before confirming the stay. 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.