

# Casa Castano

Region: Tuscany   Sleeps: 14

---

## Overview

A haven of charm in southern Tuscany, immersed in the beautiful Tuscan countryside, a short distance from the village of San Casciano dei Bagni, Casa Castano stands as a "favour" of charm and authenticity, surrounded by centuries-old oak woods and fragrant aromatic plants, the villa offers an oasis of peace ideal for a regenerating holiday.

The structure, an ancient farm from 1789, has been expertly renovated respecting its original characteristics, using local materials and handcrafted furnishings. The result is a charming villa equipped with all modern comforts, offering guests an authentic and unforgettable Tuscan experience.

Casa Castano has six double bedrooms and one bedroom with two single beds (twin beds) for 12 beds, comfortably accommodating families or groups of friends. Each room is unique, and with attention to the smallest details, it reflects the owner's personality and love for Tuscan tradition.

Guests have access to a dedicated concierge service for any information or needs, guaranteeing an impeccable and personalized stay.

Nature lovers can immerse themselves in the uncontaminated beauty of the surrounding landscape by trekking, cycling, or horseback riding or simply enjoying the peace and silence of the villa's gardens. The area is also renowned for its food and wine excellence, with typical products such as Cinta Senese, pecorino from Val d'Orcia, extra virgin olive oil, Vino Nobile di Montepulciano, and Brunello di Montalcino.

The villa's kitchen offers typical Tuscan dishes prepared with fresh, seasonal ingredients using products from the property's organic garden. Thanks to its strategic position, Casa Castano is an ideal starting point for exploring the countless beauties of the region, including numerous picturesque villages, cities of art such as Siena and Orvieto, archaeological sites, and breathtaking landscapes waiting to be discovered.

For those who want to relax and regenerate, the villa offers a swimming pool surrounded by greenery, where you can spend peaceful days in the sun. A cottage with a wood-burning oven is available to organize pizza parties with friends or family.

## Facilities

Villa • Cycling • Historical Sites • Walking/Hiking Paths • Ideal for Kids • Private Pool • Wine Tasting • Golf Nearby • Air-Con • Fishing • Recommended • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Special Offer • Pets on Request • Has Discount • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Washing Machine



• Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities  
• Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace •  
Indoor Games • DVD • Dishwasher • Microwave • Smart TV • Working  
Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Cooking  
Classes Available • Catering Available • Breakfast Available • Children's  
videos/DVDs • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • High  
Chair(s) • Fenced Grounds

# Interior & Grounds

## Villa Interior (350m2)

### Ground Floor

- Kitchen with table seating 4, oven, hob, fridge freezer, dishwasher, microwave, Nespresso coffee machine, kettle, blender and American coffee maker
- Dining room with table seating 14, feature fireplace and doors to garden
- Living room with sofas, satellite TV, bluetooth speaker, armchair, piano and doors to garden
- Bedroom with Queen sized double bed (can be converted to twins) and en-suite bathroom with shower, sink, WC and bidet
- Bedroom with King sized double bed and en-suite bathroom with shower, sink, WC and bidet
- Bedroom with King sized double bed and en-suite bathroom with chromotherapy shower, sink, WC and bidet, accessed from the garden
- Bedroom with super-king sized double bed and en-suite bathroom with shower, sink, WC and bidet, accessed from the garden
- Twin bedroom
- Laundry room with iron, washing machine and dryer
- Study

### First Floor

- Living room with sofas, TV, fireplace and doors to covered terrace
- Bedroom with four-poster super king sized bed and en-suite bathroom with copper bath with shower attachment, sink, WC and bidet
- Bedroom with King sized double bed and en-suite bathroom with shower, sink, WC

## Outside Grounds (20,000m2)

- Swimming pool (15m x 8m). Open approximately mid-April to mid-October
- Large private garden with lawns and established trees, comprehensive of 6 hectares of woods
- Sun lounger
- Pergola with dining table
- Table tennis
- Covered terrace
- Parking
- Barbecue
- Wood burning pizza oven
- Sand pool playground area

## Facilities

- Wi-Fi
- Air-conditioning (via adjustable fan coils)
- Heating via 3 adjustable fan coils
- Smart TV and bluetooth speaker
- Playstation 4
- 3x cot and high chair



# Location & Local Information

Perched between the Val d'Orcia and the Val di Chiana, amidst the gentle undulations of Tuscany, Casa Castano is a haven of tranquility, offering the perfect setting for a serene break and an opportunity to explore the unspoiled, natural beauty of the southern part of Tuscany. Here, you can immerse yourself in the countryside and the quaint villages that dot the landscape.

With a plethora of walking trails, bike paths, and horse riding opportunities in close proximity, Casa Castano is a gateway to outdoor adventure and a chance to bask in the Tuscan sunshine.

Just 2 km from the villa, San Casciano Dei Bagni is a charming town that beckons with its food shops, restaurants, and bars. It's the perfect place to savor an artisanal ice cream in the large square, while enjoying a breathtaking view of the surrounding countryside.

Also in San Casciano Dei Bagni are the various spas for which the area is renowned. You can visit the Fonteverde spa, an award-winning spa complex with various thermal pools and unique treatments. If you love natural places, a bath in the waters that flow freely under the town in the original Roman pools or going to Bagni San Filippo will be an opportunity for a nice trip in nature.

This area of Tuscany is famous for its scenic beauty; many places have been filmed or photographed for advertising, and you will have fun finding them again. Suppose you love wine and are in the company of Montepulciano and Montalcino with their cellars of fine wines, such as Vino Nobile of Montepulciano and Brunello di Montalcino. In that case, there will be places for excellent wine tours.

The villa's strategic position offers 360-degree itineraries: the Val d'Orcia with the beautiful Pienza and all the smaller UNESCO heritage villages, and the nearby Maremma with Pitigliano and Sorano are incredible towns that seem to be part of another time.

Cortona and Arezzo are nearby, and Siena is 80km away—you can't miss it.

The nearby Umbria offers Perugia, one hour from the villa, and Assisi shortly after.

Orvieto, a beautiful town and Lake Bolsena offer other opportunities for fantastic day trips.

Upon returning from your trip, the villa will welcome you with its sense of peace, and swimming in the pool surrounded by nature will be an unparalleled refreshment.



## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (70km)</b>
Nearest Village	<b>San Casciano Dei Bagni (2km)</b>

Nearest Restaurant	<b>(2km or onsite)</b>
Nearest Shop	<b>San Casciano Dei Bagni (2km)</b>
Nearest Supermarket	<b>San Casciano Dei Bagni (2km)</b>
Nearest City	<b>Perugia (60km)</b>
Nearest Airport 2	<b>Leonardo da Vinci–Fiumicino Airport (150km)</b>
Nearest City	<b>Siena (100km)</b>
Nearest City	<b>Rome (160km)</b>

## What we love

- Casa Castano is an 18th century home which has been lovingly restored using all natural, local materials to reflect its rustic Tuscan style.
- This beautiful 7-bedroom villa sits within vast, unspoilt gardens amongst fields and woodland and has a large inviting pool.
- There are many extras you can book to make your stay even more perfect, including; meals in the adjacent private restaurant exclusive for guests of the villa, yoga lessons, morning awakening, outdoor gymnastics, pizza party with wood-fired oven and assisted bike tour with guide.
- Enjoy the wonderful environment of the villa, the villa staff will take care of keeping your rooms and all the environments tidy, you will have a concierge service available on site and a chef who can prepare meals on request even every day.

## What you should know...

- The twin bedroom is adjoining one of the double bedrooms and together they would make the perfect family suite.
- Two of the ground floor bedrooms are accessed from the garden and share a small living space, these rooms are ideal for those wanting a little more privacy.
- A non-intrusive owner lives nearby in the exclusive restaurant for guests and where cooking lessons are held.
- A short distance from the villa, there is a cottage equipped with a wood-burning oven used for pizza parties, offers additional room for those who wish to work smart or retreat in privacy.
- A car is recommended so that you may make the most out of this gorgeous area of Tuscany and there is parking available for guests.
- Please note that the use of any external caterers and/or contractors is not permitted.
- The pool is fenced for the safety of children, but always best to supervise them when outdoors!
- Due to the different levels of the property, this villa is not suitable for those with mobility issues.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash or credit card 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. Air conditioning included up to €300.00 a kilowatt, extra usage charged on consumption.
- **Linen & towels included?:** Yes, including linen change on Saturday and towels change on Wednesday and Saturday.
- **Pets welcome?:** A maximum of two pets may be accepted on request only and with prior agreement with the owner. If accepted, a final cleaning charge of €100 per pet will apply.
- **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 home security devices may be installed at the villa, please enquire for further information. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday in June, July and August. Flexible during all other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not allowed.
- **Minimum stay:** 7 nights from beginning of June to end-September. 5 nights in May and 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, one per guest. Changed every 2 days.
- **Pool opening dates?:** Open approximately mid-April to mid-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.)