

# San Illario

**Region:** Tuscany **Sleeps:** 22

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## Overview

Located in a peaceful spot amidst the rolling hills of Tuscany, San Illario is the perfect villa for a special family getaway; whether you wish to enjoy a quiet break in the countryside or get out and explore the nearby villages and beaches.

The villa is a vast property which is made up of 2 separate apartments which share the attractive gardens. The spacious home can sleep up to 24 guests; 14 in 1 apartment and 8 in the other. Whichever apartment you stay in you will find elegant décor and traditional Tuscan style in abundance as the historic villa has been lovingly restored recently.

The apartments each have fully-fitted kitchens with tables large enough for chatting over tasty family meals. When you wish to retire, you will have a choice of pretty bedrooms, each bedroom has an en-suite bathroom and looks out over the surrounding landscape, creating a perfect space to unwind in. Though the house has a charming period feel to it, there are also all the modern conveniences you could need for a comfortable stay including; Wi-Fi, air conditioning and Satellite TVs.

When you wish to spend time together as a larger group, you could head inside one of the apartments or you could make use of the landscaped grounds. Outdoors there is a covered terrace with a huge dining table which is a great spot for a celebratory meal in a gorgeous setting.

The large garden is like an oasis which is surrounded by breath-taking countryside. Enjoy the views from the private infinity pool or you could try making your own pizzas in the pizza oven!

If you want to pick up some groceries then the closest



supermarket is 7km from the villa, while the nearest village Casale Marittimo has numerous shops and a good selection of restaurants and is just 12km away.

For day trips you are spoiled for choice with beaches, towns and villages within easy reach. The closest beach Marina di Bibbona is 22km away by car and is a brilliant choice for a day out. The sandy blue flag beach is fab for sunbathing and water sports and with plenty of restaurants and a pine forest filled with walking trails next to the beach you can spend all day here.

There are also many villages and towns to visit in this area, for example Bolgheri which is a quaint hamlet built around a castle, Bolgheri is 20km away from the villa. Visit for the historical centre and have a meal in a little family-owned eatery, paired with some of the fantastic local wine.

Volterra is another place you could visit and is 30km from San Illario. Volterra is a staggering hill-top town which dates back to 800 BC. Here you will find Etruscan, Roman and medieval architecture and attractions, many museums and artisan shops selling locally made handicrafts and art works.

There are countless other villages and towns nearby which you can discover, including Castagneto Carducci (32km away), San Gimignano (60km away).

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Washing Machine • Coffee Machine • Hairdryer • Historical Sites • Private Pool • DVD • Great Value • Cots (Cribs) • Table Tennis • Swings • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Football net • Ideal for Teens • Pets on Request • Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

Apartment One (sleeps 14 guests)

### Ground Floor

- Open-plan room with 2 dining tables, fireplace and fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine, Moka pot, blender, juicer and kettle
- Living room with sofas and TV with garden access
- Bedroom with double bed and en-suite bathroom with shower, sink and WC
- Bedroom with double bed and en-suite bathroom with shower, sink and WC

### First Floor

- 4x bedrooms with double canopy beds, each with en-suite bathrooms with shower, sink and WC

### Second Floor (Tower)

- Two sofa beds and en-suite bathroom with shower, sink and WC

Apartment Two (Sleeps 8 Guests)

### Ground Floor

- Open-plan room with dining table, fireplace and fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine, Moka pot, blender, juicer and kettle
- Bedroom with double bed and en-suite bathroom with shower, sink and WC
- Bedroom with double bed and en-suite bathroom with shower, sink and WC

### First Floor



- Two bedrooms with four poster double bed and en-suite bathroom with shower, sink and WC

## **Outside Grounds**

- Fenced swimming pool (12m x 6m, depth: 1.5m), heated on request (additional cost, payable locally). Open approximately early may to end-September
- Private gardens
- Covered dining area with table seating 22
- Sun loungers and parasols
- Football nets
- Swings
- Table tennis table
- Pizza oven
- Barbecue
- Parking spaces

## **Facilities**

- Wi-Fi
- Air-conditioning (extra cost on request)
- Heating
- Satellite TVs
- Music system
- Iron and ironing board
- Hairdryers



# Location & Local Information

Situated in a stunning and secluded, rural landscape just 20km from the sweeping Etruscan coast you will find San Illario, the ideal home for an Italian escape with family or friends.

San Illario is enviably located, as the home is surrounded by only lush rolling fields and vineyards. This setting is ideal for if you wish to get away from it all and soak in the ambience of the beautiful countryside. The villa is not isolated however and just 6km away there is a supermarket where you can stock up on supplies for dinner, or if you would rather pop out to eat then the closest village is Casale Marittimo (12km away). Here you can find shops and a number of lovely restaurants.

Tuscany is known for its wine and you will notice vineyards everywhere close to the villa. If you are a wine lover then make sure to spend an afternoon paying a visit to a vineyard such as La Mercareccia which is 9km away from the house. Take a tour of the land, take part in a wine tasting and pick up a few bottles to pair with dinner back at the house.

As well as having stunning countryside, Tuscany is filled with many charming hilltop villages. Bolgheri for example is a lovely place to visit and is just 20km away. Approached through its famous avenue of cypress trees, as you enter the village you will see the impressive medieval castle. Wander around this pretty village and you will discover a palace, fortress, village walls and ancient churches. Bolgheri is also a great spot to stop for dinner and glass of the fantastic local wine.

Volterra is another example of a rugged hilltop town and is just 30km away from the villa. Visit Volterra to wander the atmospheric winding streets, nip into the museums and galleries and shop for art and hand-made crafts and sculptures. In the town there are also some impressive Roman ruins, the sumptuous Palazzo Viti and of course the amazing views on offer from the top of the bell tower.

When you wish to visit the beach, there are lots to choose from around 20km away. The nearest is the blue flag Marina di Bibbona which is a vast sandy beach. While 5km further, the beach at the seaside town of Cecina is ideal for water sports, especially learning to surf. Cecina is also a fabulous place to visit with a marina, walking paths along the river, markets and an archaeological park.

If you are happy to travel a little further, you can visit San Gimignano which is 60km away, Siena which is 84km away and even Florence which is 110km away. There is so much art, history and culture which can be seen less than 2 hours from the villa!



## Local Amenities

Nearest Airport	Pisa (76km)
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Nearest Airport 2	<b>Florence (129km)</b>
Nearest Village	<b>Casale Marittimo (11km)</b>
Nearest Restaurant	<b>Casale Marittimo (11km)</b>
Nearest Supermarket	<b>Casale Marittimo (11km)</b>
Nearest Bar/Pub	<b>Casale Marittimo (11km)</b>
Nearest Beach	<b>Marina di Bibbona (20km)</b>
Nearest Train Station	<b>Marina di Bibbona (20km)</b>

## What we love

- San Illario is a beautifully decorated farmhouse located in the Tuscan countryside
- The villa is made up of two separate apartments which sleep a total of 24 guests, making it the perfect place for a large family getaway
- Take a dip in the infinity pool or enjoy an alfresco dinner whilst taking in the breath-taking panoramic views
- The home is set in a tranquil location and yet you will find a supermarket 7km away, the lovely village Casale Marittimo 12km away and gorgeous beaches 20km away

## What you should know...

- Please note that when full capacity is booked, two guests will be sleeping on sofa beds in the tower. Please see the 'Facilities' tab for full details.
- If you would prefer the pool to be heated, this can be arranged for an additional charge
- San Illario comprises of two apartments which share the expansive gardens; this is ideal for families or groups of friends travelling together
- Due to the rural location of the home, it is advised that guests bring a car to make the most of the stunning area, there is parking available at the villa. Please note the road leading to the villa is narrow and uneven.
- There are 2 other villas nearby which are owned by the same family. If you are in need of more accommodation for your party then have a look at Cascina Verdot (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/cascina-verdot/>) and Casale Morus Alba (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/casale-morus-alba/>)

# Terms & Conditions

- **Security deposit:** €900 charged to client's credit card by the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.30 a.m.
- **Energy costs included?:** A/C available on request at extra cost upon consumption, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per week will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot and highchair are available on request. Air-conditioning is an extra cost on consumption, payable locally. Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €490, payable locally. 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.
- **Heating costs included?:** On request - extra cost upon consumption, payable locally.
- **Pool heating charge?:** On request - extra cost, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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 early 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:** IT049001B49575MM9A