

# Cascina Verdot

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Located amongst lush, green farmland just 20km from the gorgeous Etruscan coastline, Cascina Verdot is the ideal home for a break with family or friends in Tuscany.

The villa is a spacious period property which has been carefully decorated using local materials and quality furnishings to reflect its history. Throughout the house you will find relaxing colour palettes and light airy rooms which make this a delightful place to stay.

The villa can sleep up to 20 guests, either as one home or as two separate apartments. If you wish to divide the space then each apartment will have a fully-fitted kitchen with a large dining table, a living room with cosy sofas and inviting en-suite bedrooms. If your party is made up of different families travelling together then this could offer some privacy, whilst allowing everyone to come together whenever they wish. In order to make your stay even more comfortable, Cascina Verdot is equipped with Wi-Fi, satellite TVs, air conditioning and heating.

The garden is a brilliant communal space where you can dine al-fresco on the pretty, covered terrace with breath-taking views. There is also a private pool, plenty of space for sun bathing and even a pizza oven if you want to give making your own a try!

Though the villa is rurally located, you are far from isolated and the nearest supermarket is just 12km away if you need to nip out for supplies. Casale Marittimo also offers a wider range of shops as well as restaurants and cafés.

There are countless beautiful towns and villages you can visit with ease while staying at Cascina Verdot, including Bolgheri which is 20km away. Take a trip to this medieval village to see its historic churches, castle and tower and enjoy browsing in the charming shops.

Volterra, 30km away, is another lovely town to visit to do some shopping as it is a hub for local artists and you can find plenty of paintings and handicrafts to buy. Spend the afternoon wandering around the maze-like streets and taking in the amazing architecture and Roman ruins. While here you can also visit some of the galleries, museums and the elegant Palazzo Viti.

The closest beach to the villa is Marina di Bibbona which is just 23km away! This is a sandy Blue Flag awarded beach next to a fragrant pine forest. This coastline is packed with spectacular beaches, so you could visit a new one each day if you wished. There is so much more to explore in this diverse region including the coastal town and beaches of Cecina, which is a 20km drive away. San Gimignano, a walled village famous for its towers, is 60km away and the city of Pisa is around 80km from the villa.



## Facilities

Great Value • Rural Location • Watersports • Cots (Cribs) • Tennis Nearby • Table Tennis • DVD • Beach Nearby • Air-Con • Wi-Fi/Internet • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior (600sqm, split into 2 apartments)

### Ground Floor

- Bedroom with double bed, en-suite bathroom with shower, sink and WC and garden access
- Bedroom with double bed, en-suite bathroom with shower, sink and WC and garden access
- Open plan kitchen dining room with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine, Moka pot, juicer and dining table
- Open plan kitchen dining room with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine, Moka pot, juicer and dining table
- 2 x living rooms with sofas and TVs
- 2 x sitting rooms with fireplaces
- Bathroom with shower, sink and WC

### First Floor

- Master suite with double bed, small living room, and en-suite bathroom with shower, sink and WC
- 6 x bedrooms with double beds and en-suite bathrooms with showers and WCs

## Outside Grounds

- Fenced swimming pool (10m x 5m, 1.5m deep) Heated on request, open approximately early May to end-September
- Private garden with rural views
- Covered dining terraces
- Sun loungers and umbrellas
- Outdoor shower
- Ping pong table
- Barbecue
- Pizza oven
- Parking spaces

## Facilities

- Wi-Fi
- Air conditioning
- Heating
- Satellite TVs
- DVD player
- Stereo
- Washing machine
- Iron and Ironing board



## Location & Local Information

Cascina Verdot is perfectly located for sampling all aspects of Tuscany thanks to its rural location but close proximity to villages, historic towns and plenty of beaches.

The villa is in a tranquil setting surrounded by rolling hills and vineyards which is ideal for heading out and enjoying nature. There are lots of spots for walking and outdoor pursuits in this area, for example Bibbona nature reserve which is just over 5km away from the house. It covers 1600 hectares of protected land where you can walk, cycle or explore on horseback.

As well as lovely countryside, the villa is just over 20km away from the unspoilt coastline. The closest beach is Marina di Bibbona which is 23km from the villa and is a spacious Blue Flag beach perfect for families. There are many more beaches close by so whether you wish to find a tiny cove for swimming or wide-open beach for water sports there is something for everyone.

Tuscany is known for its fantastic wine and close to the villa you can visit a number of local vineyards in a 20km radius. Head out to a vineyard for a tour and to learn a little about wine production before bringing a few bottles back for dinner!

When you need to pop out for some groceries, then the nearest supermarket is just 12km away in the village of Casale Marittimo. Here you will also find a good range of shops and places to eat.

This antiquated town of Bibbona is 14km away and has some beautiful churches adorned with ancient art and marble works, winding cobbled streets and architecture dating back to the Etruscan and Roman settlers. It is also known for its folklore events in the warmer months where you can see processions and historic costumes on display.

Bolgheri is another charming village which is well worth a visit. It is only around 20km from the villa but as you drive



down the staggering avenue of cypress trees in to the medieval village you will think you have stepped back in time. This is a lovely place to wander around and enjoy an afternoon coffee in one of the rustic squares. Make sure to visit the impressive castle and tower and some of the little artisan shops.

Slightly further afield is Livorno (72km away). This thriving port city is one of the largest in Tuscany and is great for a spot of shopping and sampling some amazing seafood. Livorno also has some pretty venetian style canals and some great museums and galleries to visit.

There are so many more incredible towns and cities in this area, including the famous city of Pisa which is 80km away, Volterra which is 30km away and San Gimignano which is 60km away.

Local Amenities

Nearest Airport	Pisa (76km)
Nearest Airport 2	Florence (129km)
Nearest Train Station	Marina di Bibbona (23km)
Nearest Ferry Port	Livorno (72km)
Nearest Restaurant	Casale Marittimo (12km)
Nearest Bar/Pub	Casale Marittimo (12km)
Nearest Supermarket	Casale Marittimo (12km)
Nearest Village	Casale Marittimo (12km)
Nearest Beach	Marina di Bibbona (23km)
Nearest City	Livorno (72km)

## What we love

- Enjoy an Italian escape in the rolling hills of Tuscany while staying in an elegant family home which can sleep up to 20 guests
- Cascina Verdot can be split in to 2 spacious apartments if some of your party require a little privacy
- You will want to spend plenty of time outside in the vast garden with private pool and stunning dining areas
- There are a great selection of shops and restaurants in Casale Marittimo which is 12km away and Bibbona which is 14km away. You will also find amazing beaches around 20km from the villa!

## What you should know...

- Cascina Verdot can be divided in to 2 apartments which is brilliant for families travelling together as it offers privacy when you need it.
- If you would like the pool to be heated, this can be arranged at an additional cost.
- Please note a car is recommended to explore the local area.
- This large home has plenty of room to accommodate 18 guests and another 2 single beds can be added in if needed.
- There are 2 other gorgeous 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 San Illario (<https://www.oliverstravels.com/italy/tuscany/lucca-pisa/san-illario/>) 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 before 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 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:** Air-conditioning is extra cost on consumption, payable locally. Highchair and cot are available on request. This large home has plenty of room to accommodate 18 guests and another 2 single beds can be added in if needed. 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. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. IT049001B4UPDDPPVC
- **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?:** 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.