# Fonte Igea

**Region:** Tuscany **Sleeps:** 10

## Overview

Surrounded by the green hills of southern Tuscany, Fonte Igea is a beautifully restored stone farmhouse offering panoramic countryside views, a private swimming pool and space for up to ten guests. Just a short drive from San Casciano dei Bagni, this peaceful retreat combines traditional Tuscan character with modern comforts, making it a wonderful choice for families and friends looking to relax and explore the region.

Inside, exposed wooden beams and a characterful fireplace reflect the villa's heritage, while the thoughtfully furnished interiors feel bright and welcoming. On the ground floor, a generous living room offers comfortable seating for evenings together, alongside a dining area and spacious, well-equipped kitchen. A study area contains a double sofa bed for two additional guests, providing flexibility beyond the four main bedrooms. There is also a bathroom on this level. Upstairs, four double bedrooms each have their own ensuite bathroom, giving guests plenty of space to unwind after a day exploring the countryside. Air-conditioning provides welcome comfort during warmer weather.

Outside, the garden enjoys beautiful views across the surrounding wooded hills and Tuscan landscape. Guests can enjoy leisurely breakfasts at the alfresco dining table, stretch out on the sun loungers or spend long afternoons relaxing beside the private swimming pool. A barbecue and comfortable outdoor seating provide inviting spaces for spending time together as the evening draws in.

The nearby medieval town of San Casciano dei Bagni is known for its thermal waters, historic streets and traditional restaurants. Further afield, the vineyards, picturesque villages and cultural attractions of Tuscany









and neighbouring Umbria offer plenty of opportunities for memorable days out.

## Facilities

Wine Tasting • Walking/Hiking Paths • Ideal for Kids • Horse Riding • Watersports • Historical Sites • Private Pool • Cycling • Fishing • Air-Con • Boat Trips • Great Value • Chef/Cook Available • Has Discount • Ideal for Teens • Has Offer • Special Offer • Maid Service Available • Cots (Cribs) • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Satellite TV • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

**Villa Interior (300m2)**

*Ground Floor*
- Living room: Spacious open-plan seating area with sofas, TV, fireplace and doors leading to the garden
- Dining area: Table seating ten guests
- Study area: Double sofa bed accommodating two additional guests

*First Floor*
- 2 x bedrooms with king-sized beds and en-suite bathrooms with showers, sinks and WCs
- 2 x bedrooms with double beds and en-suite bathrooms with showers, sinks and WCs

**Outside Grounds (2200m2)**
- Private swimming pool (12m x 6m, depth: 1.55m). Open approximately late April to late September, with possible extensions on request.
- Garden with lawns and trees
- Al-fresco dining table
- Sun loungers and umbrellas
- Outdoor shower
- Outdoor sofa and armchairs
- Barbecue
- Parking

**Facilities**
- Wi-Fi
- Air-conditioning
- TV
- Washing machine
- Iron and ironing board
- Hairdryers
- Mosquito nets









# Location & Local Information

Fonte Igea enjoys a peaceful countryside setting in southern Tuscany, surrounded by wooded hills, olive groves and picturesque villages. Just a short drive away, the medieval town of San Casciano dei Bagni offers traditional restaurants, local shops and charming streets to explore. Renowned for its natural thermal springs, the town is home to the historic Bagno Grande baths and the elegant Fonteverde spa, where guests can enjoy thermal pools and relaxing treatments.

The villa is ideally placed for discovering the beautiful landscapes and historic towns of Tuscany and neighbouring Umbria. Nearby Cetona is known for its charming piazzas and archaeological heritage, while Sarteano offers an impressive medieval castle and fascinating museums. Chiusi and Città della Pieve are also within easy reach, with Montepulciano, Pienza and Lake Trasimeno offering wonderful opportunities for day trips.

For those wishing to explore further, the historic cities of Siena, Florence and Rome are all possible destinations for longer excursions. Florence and Rome can also be reached by train from Chiusi-Chianciano Terme station, making Fonte Igea a convenient base for discovering the cultural treasures of central Italy.

## Local Amenities

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| Nearest Airport | **Perugia (60 km)** |
| Nearest Airport 2 | **Florence (145 km)** |
| Nearest Bar/Pub | **Cetona (4 km)** |
| Nearest Restaurant | **Cetona (4 km)** |
| Nearest Shop | **Cetona (4 km)** |










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| Nearest Town/City | **Chiusi (14 km)** |
| Nearest Train Station | **Chiusi-Chiancino Terme (11 km)** |
| Nearest Village | **Cetona (4 km)** |
| Nearest Supermarket | **Cetona (4 km)** |

# What we love

- Fonte Igea is a beautifully restored stone farmhouse with four comfortable ensuite bedrooms, accommodating eight guests, with space for two additional guests on a sofa bed.
- From the villa's hilltop perch enjoy glorious views of the surrounding woodlands and hillsides while you take a dip in the private pool
- The nearest village and a luxurious spa can both be found under 5km away in San Casciano dei Bagni
- Fonte Igea is perfectly placed for exploring the picturesque towns of southern Tuscany and neighbouring Umbria, including Cetona, Sarteano and Città della Pieve.
- The spacious garden offers lovely spots for alfresco dining and relaxing together, with beautiful views across the surrounding Tuscan countryside.

# What you should know...

- Although Fonte Igea accommodates up to ten guests, two guests will sleep on a double sofa bed in the ground-floor study area, rather than in a conventional bedroom.
- Any of the 4 bedrooms can be made up as double or twin rooms upon request depending on the needs of your group
- Due to the rural location of the home, we recommend that you bring a car. There is parking available for guests
- The villa is accessed via a private unpaved road which is over 1km long. This should not pose a problem to guests unless there is particularly heavy rain. It is advisable to come with a SUV or a car that is not too low.
- Casa Chieto (https://www.oliverstravels.com/italy/tuscany/montepulciano/casa-chieto/) and Villa Bello (https://www.oliverstravels.com/italy/tuscany/montepulciano/villa-bello/) are also available to book separately on the wider estate, subject to availability. Their accommodation and facilities are not included in a Fonte Igea booking.
- Cots and high chairs are available on request for an additional charge and should be arranged before arrival.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 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:** 10.00 a.m.

- **Energy costs included?:** Yes, air-conditioning included.

- **Linen & towels included?:** Yes. Mid-week towels change for weekly stay

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per stay will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.<br> Cot and highchair can be provided and they are subject to an extra cost, €70 per baby per week, payable locally.,br> Two additional guests can be accommodated on the double sofa bed, bringing total capacity to 10 guests. Please refer to the 'Features' tab and enquire for further details.<br>

- **Changeover day:** Saturday and flexible, depending on season.

- **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?:** No.

- **Minimum stay:** 4 and 7 nights depending on season.

- **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.

- **Pool opening dates?:** The pool is open approximately May to 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.