

# Porta Berarda

**Region:** Tuscany   **Sleeps:** 10

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## Overview

Porta Berarda is a quintessentially Tuscan home; constructed from local stone and set on a rural hillside overlooking the breathtaking countryside. Ten guests can sleep here in comfort, so this home is perfect for those travelling with extended family or a group of friends.

As you enter the spacious farmhouse, you will see that it has been carefully decorated and furnished in a neutral style which is modern but allows the original features to take centre stage. The owners lovingly restored the wooden beams, terracotta floor tiles, open fireplaces and stonework, and the light-flooded rooms all boast high-quality furniture.

Downstairs there are two living areas where your group can gather together in the evenings. The first living space is an open-plan room with a dining table, sofa, and TV. The other is set in a large room with a fully fitted kitchen, so you can cook whilst chatting to friends seated on the L-shaped sofa.

After busy days exploring the nearby villages, you will be more than happy to unwind in one of the five gorgeous bedrooms. Each bedroom offers a double bed and a chic en-suite bathroom. Some of the rooms also boast Juliet balconies and seating areas.

The garden is an extension of the living space as there are dining tables and large outdoor sofas in the pretty, landscaped grounds. You will enjoy dining out here on a warm evening, looking out over the panoramic country views. Adults and children alike will be delighted by the private pool.

Although Porta Berarda is in a rural setting, you can travel a short distance to reach the nearest amenities and attractions. From the house, guests are well-positioned to explore local nature spots. You can spend sunny afternoons walking the nearby hiking routes and taking leisurely picnics or head out a little further to play tennis, try out numerous water sports or see the landscape by horseback. Golf lovers can also visit Golf Club Valdichiana, which is 23km away, to play a few rounds of golf.

When you need to pick up some groceries or would like to go out for breakfast, the nearest village, Cortona, is a wonderful choice and is 5km away. This medieval, walled village is packed with shops, restaurants and cafés, which offer a great choice of cuisines to visitors whether you want to tuck into a lazy brunch, or you'd like to sample some regional delicacies. The atmospheric streets are also lined with historic buildings and numerous museums and galleries, meaning there is plenty to see and do here.

There are countless other places you can easily visit from the villa, such as the beautiful Lake Trasimeno, with its beaches 17km away. You can tour the vineyards of Montepulciano, which is 33km away, or visit bustling cities like Arezzo (26km away) and Perugia (52km away).



# Facilities

Rural Location • Wi-Fi/Internet • Golf Nearby • Air-Con • Villa • Cots (Cribs) • Ruins • Kid-friendly museum • Kid-friendly excursions • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Smart TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (200m2)

### Ground Floor

- Open-plan room with sofa, Smart TV and dining table seating six guests
- Living space with L-shaped sofa, TV, dining table seating eight guests
- Fully-fitted kitchen with oven, hob, fridge freezer, microwave, toaster, kettle, American coffee machine
- Guest WC

### First Floor

- Master bedroom with Juliet balcony, double bed, sofa, TV and en-suite bathroom with shower, sink, bidet and WC
- 4 x Bedrooms with double beds, TVs and en-suite bathrooms with showers, sinks, bidets and WCs

### Outside Grounds

- Private swimming pool with waterfall feature (11m x 5m, max depth: 1.5m deep)
- Garden with lawned areas, trees and flower beds
- Sun loungers
- Dining table seating six guests
- Outdoor sofas
- Barbecue
- Pizza oven
- Parking

### Features

- Wi-Fi
- Air conditioning
- Iron and ironing board
- Mosquito nets



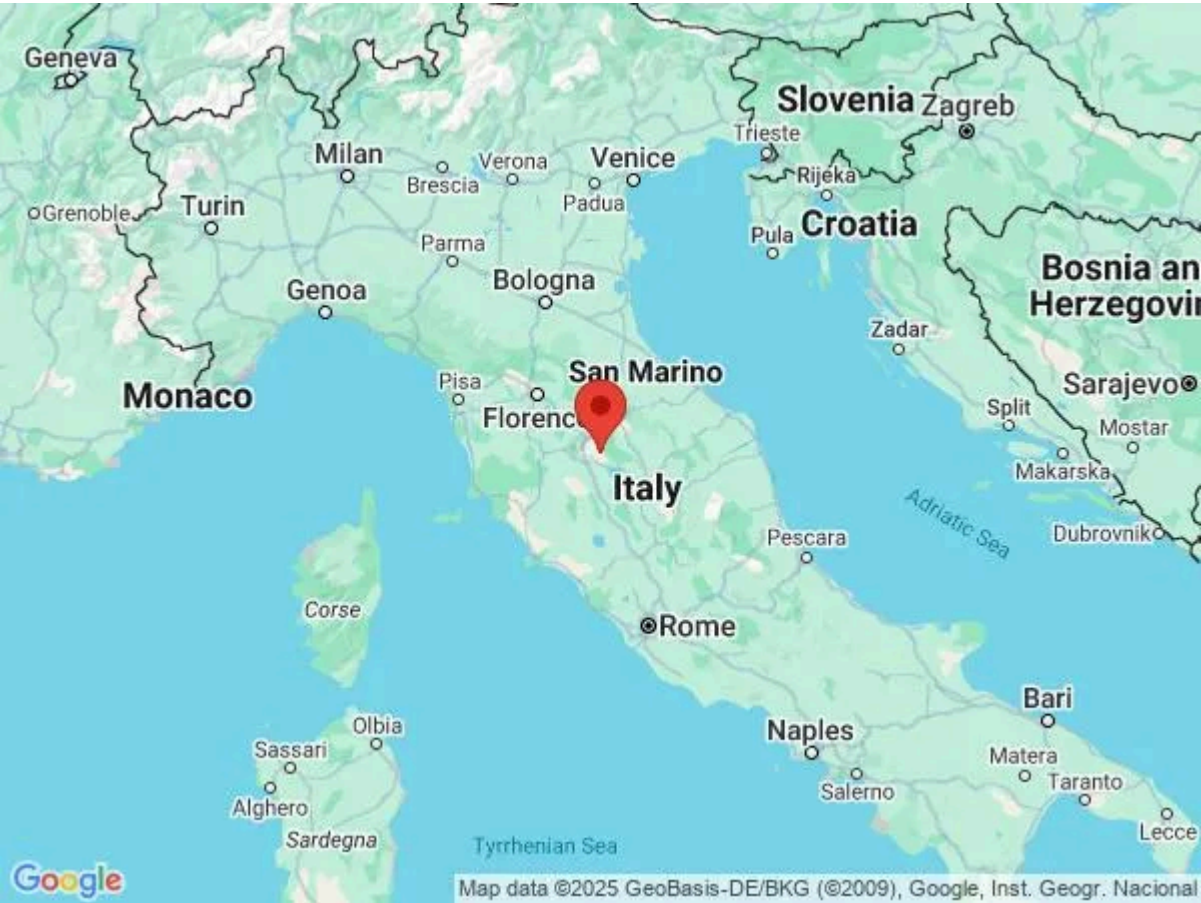
# Location & Local Information

Porta Berarda is a charming family home which is ideally placed for discovering the beauty of Tuscany. From your base at the villa, you can split your time between relaxed days around the pool and busy days exploring the nearby villages and cultural attractions.

The house is well situated for you to immerse yourself in the natural surroundings; nearby, you can hike through the stunning Val di Chiana, play golf on brilliant courses or sample world-class wines at family-run vineyards. Also close by is the beautiful Lake Trasimeno which offers crystal clear water enveloped by wooded walking trails and sandy lake beaches. This much-loved lake is just 17km away and is somewhere you can easily spend the whole day. There are seven different beaches to choose from around the lake, the closest being Tuoro Beach, and whether you like sunbathing or building sandcastles, there is something for everyone here. The lake is also a hub for water sports enthusiasts, and you can take boat trips around the lake and to the little islands.

Aside from its picture-postcard countryside, Tuscany is renowned for its hilltop villages, and you can visit a number of these while staying at Porta Berarda. You will find a wide range of amenities such as cafés, artisan shops, restaurants and a market in the village of Cortona, a mere 5km away. The village has everything you could need as there is so much to see and do and plenty of places to dine out. History lovers will be thrilled by the ancient remains and medieval and Renaissance buildings that line the winding cobbled streets. Some places you can visit in the village include Le Cella Monastery, which Saint Francis of Assisi built in the 13th century, and the Basilica of Santa Margherita, which holds the remains of Saint Margaret. Other than places of worship, there are palaces and castles such as the Fortress del Girifalco, which the Medici Dukes constructed. There are also many museums and galleries. The Diocesan Museum, for example, is an art museum which is a treasure trove of Renaissance masterpieces and stunning frescos. The Accademia Etrusca is packed with ancient artefacts and exhibitions on local history.

If you are happy to drive a little further for a day out, then Perugia is a fantastic place to visit and is 52km away. This lively city is the capital of neighbouring Umbria and is a lovely place to wander around on a sunny day. The Piazza IV Novembre is the main square where locals chat over coffee; from here, you can head out to independent boutiques and attractions such as the National Gallery. One of the must-see sites is the Palazzo dei Priori, a stunning palace built out of pink stone. Perugia is also the place to go if you are a foodie; while here, you can take cooking classes with a knowledgeable Italian chef, where you will learn to make homemade pasta and Perugian desserts. Perugia is also known for its chocolate which you can pick up at the shops or the chocolate factory.



## Local Amenities

Nearest Airport	Florence Airport (115km)
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Nearest Airport 2	Pisa International Airport (180km)
Nearest Town	Cortona (5km)
Nearest Restaurant	Cortona (5km)
Nearest Supermarket	Cortona (5km)
Nearest Train Station	Cortona (5km)
Nearest Golf	Golf Club Valdichiana (23km)
Nearest Beach	Castiglione della Pescaia (150km)

## What we love

- Porta Berarda is a beautifully decorated farmhouse located in rural Tuscany which enjoys incredible panoramic views
- The home is perfect for a trip with a large group of family or friends as there are five bedrooms to choose from and a large kitchen and dining space
- The garden is a lovely spot where you can unwind in the sun, and there is a private pool for you to take a refreshing dip
- A wide range of restaurants and shops can be found in the walled village of Cortona, which is just 5km away by car

## What you should know...

- Due to the rural setting, we recommend that you bring a car so you can explore the beautiful towns and villages nearby.
- Due to the many steps on the grounds, children shouldn't be left unsupervised.

# Terms & Conditions

- **Security deposit:** €500 paid in cash or via credit card to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.30 p.m. - 6.30 p.m.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Energy and A/C are included up to 200kWh. Excess charged extra.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A cot and highchair are available on request at an extra cost of €50 per piece.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes. 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 €4.50/cubic metre, 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?:** 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:** CIN: IT051017B48BPRUGM5 / CIR: 051017LTI0023