Abete Bianco

Region: Emilia-Romagna **Sleeps:** 6

Overview

Perched on a hilltop and on the border between Emilia Romagna and Tuscany, this charming country house has a panoramic terrace view of the beautiful green countryside.

This former farm tower has been remodelled in a traditional way; the elegant colour palette, rustic-style furnishings and beamed-ceilings create a homely and welcoming feel, perfect for a relaxing break. Covering 160m², Abete Bianco has five bathrooms in total and sleeps up to six guests in double or twin bedrooms, each with its own ensuite bathroom with a shower.

The French windows on the ground floor provide the perfect looking glass onto the serene surroundings. From the living room you'll find a breathtaking view over the valley. The equipped kitchen acts as a social hub with a dining area that also opens out onto the gardens. Climb the exterior stairs to the first floor where you'll be greeted by a spacious entrance hall, a studio-cum reading room, a double bedroom and two bathrooms. The second floor allows guests to pick between two idyllic views: over the garden and hills from the twin-double bedroom, or over the valley in the second twin-double bedroom.

From the main road, a paved road leads you away from the nearby village to the house, where you will feel whisked away to the quiet countryside. This partially fenced property, surrounded by neighbours' fields, is a kaleidoscope of green accented with flowery hues. Overlook this effortless view from the swimming pool or the sun beds in the private garden. Choose between dining al fresco under the shade of the pergola or in the quaint one room building which houses a dining area.

Situated on the boarder of Tuscany and Emilia Romagna, this location is an exquisite blend of both cultures - the perfect spot to explore the rich cuisine, the extensive history and a few of their finest vineyards, just 10-25km away! Travel beyond these for a day trip to see the impressive Byzantine mosaics or, if you're feeling a little adventurous visit the stunning waters of the beach near Ravenna.









Facilities

Tennis Nearby • Historical Sites • Horse Riding • Recommended • Wine Tasting • Walking/Hiking Paths • Private Pool • Villa • Walk to Village • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • All Bedrooms En-Suite • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Satellite

TV • Heating • Cooking Classes Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (160sqm)

Ground Floor

- Living room
- Dining room
- Kitchen equipped with an oven, microwave, toaster, fridge, freezer, dishwasher, filter coffee maker, an Italian Moka coffee maker and an electric table top stove with four rings
- Bathroom with shower

First Floor

- Entrance hall via external staircase of 15 steps
- Studio/reading room with a sofa bed (1.4mx1.9m), fireplace, satellite TV and ensuite bathroom with a shower.
- Double bedroom (1.6x1.9m) with an ensuite bathroom with a shower and valley views

Second Floor

- Two bedrooms with twin beds (can be converted to a double bed) and en-suite bathrooms with shower

Outside Grounds (6000sqm)

- Swimming pool (5x10m, depth:1.40m), open approximately May to September
- Pool area with sun loungers and parasols
- Private garden
- Pergola with al-fresco dining and valley views
- Outbuilding with an additional dining area
- Comfortable seating
- Barbecue
- Outdoor shower
- Private parking for four cars

Facilities

- Wi-Fi
- Central heating
- Fans (on request)
- JBL Bluetooth portable speaker
- Satellite television
- Hairdryer available in each bathroom
- Washing machine
- Iron and ironing board
- Mosquito screens









Location & Local Information

Just 10 minutes away from the beautiful Abete Bianco and you'll find yourself in the centre of the quiet and endearing village. Not only does this area look picture-perfect with a river running through it but it is also well equipped with everything you might need. This includes restaurants, grocers, shops with fresh produce, coffee bars, butchers, a chemist, a post office and a bank with an ATM. From here you can also find an information point which is open throughout the summer, and a bus service that will take you to nearby cities.

Built on a long history of prosperity, Emilia Romagna exudes an air of fine living with an array of Renaissance palaces and a culinary palette worth writing home about. Truly enjoy the authentic culture of the village with a ceramics workshop, a language or cooking class and the chance to make cheese and wine - activities perfect for couples. You'll find plenty of opportunities to sample the delicious foods that are home to the area, including lasagne, tortellini, Parmigiano-Reggiano cheese and aged traditional balsamic vinegar - a taste of the fine dining the area was historically known for. If it's the calming blues you're after, the seaside resorts make for a great day trip, especially if you are visiting in a group.

This Italian region is rich with history and so a visit to nearby cities is a must if you are an art and history lover. A visit to the impressive medieval fortress, about 30km away, is one to add to your holiday itinerary. For those looking to bask in the beauty of northern Italy, you'll find a bright blaze of mosaics across the cities. A visit to one of the ceramic hotspots, including a world famous museum and production house, is the perfect excuse to get out and explore for the day. When it comes to taking a break, we all know a little retail therapy goes a long way. You won't have to venture too far for vibrant urban experiences.

Local Amenities

Nearest Airport	**Forlì (45km)**
Nearest Airport 2	**Bologna (75km)**
Nearest Town	**Modigliana (9km)**
Nearest Restaurant	**Local village (2km)**
Nearest City	**Faenza (29km)**
Nearest Tennis	**Tennis Modigliana (12km)**
Nearest Beach	**Spiaggia Libera Cervia (74km)**









Nearest Airport 3	**Florence (80km)**

What we love

- Abete Bianco belongs to a family of the same name who still reside 1km away in the Palazzo Fantini. The beautiful 17th century garden surrounding the residence belongs to the Grandi Giardini Italiani (Great Italian Gardens) and is open to the public for tours, summer courtyard-concerts and weddings!
- The property borders the Foreste Casentinesi (a national park extending southward into Tuscany) which has truly unforgettable views
- The area is home to uniquely preserved medieval villages and the perfect dining spots to try hand rolled egg pasta, high quality beef steaks and the areas famous fresh pork and salt cured hams and salamis

What you should know...

- Situated at a higher altitude, cooler evenings mean Abete Bianco is without air conditioning. However, fans can be provided upon request.
- The staircase leading to the first floor is external to the house.
- A car is recommended to explore the region.
- Please note home security devices are 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.
- A sofa bed in the studio on first floor is available at an extra cost (see T&Cs), the maximum capacity of the villa cannot exceed 6 guests.
- An additional housekeeping fee of €150 may be charged if the property is left in an excessively dirty or disorderly condition, requiring extraordinary cleaning beyond the standard departure service.
- Guests are also reminded that moving furniture inside or outside the villa is strictly prohibited.

Terms & Conditions

- **Security deposit:** €600 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.00 p.m. Arrivals between 7.00 p.m. and 9.00 p.m. are on request. If agreed, a €50 fee will apply.

- **Departure time:** 8.00 - 9.00 a.m.

- **Energy costs included?:** Included up to €50 per week (€100 in 2027).

- **> If not included, what are they?:** Any excess over €50 (€100 in 2027) per week paid upon consumption in cash on the spot.

- **Linen & towels included?:** Yes, changed weekly.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Bookings for guests with more than three children are on request and subject to the owner's approval. A sofa bed is available in the studio, €40 per day to be paid locally in cash. Maximum occupancy is still 6 guests. Price may change without notice, please enquire for more info. 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager - Please note home security cameras are installed at the villa, please enquire for further information -

- **Changeover day:** Saturday approximately from June to end-September, flexible all the other months.

- **End of stay cleaning:** 2027: Extra €250. 2026: Extra €200, payable in cash locally. Additional housekeeping fee, €150, payable only if the property is left in an excessively dirty or untidy condition requiring extraordinary cleaning. 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.

- **Other 2:** A cot is available on request, subject to an extra cost of €100 per week, payable locally in cash.

- **Other 3:** Moving furniture, either inside or outside the villa, is strictly prohibited, as this may cause damage to the furniture and the property.

- **Minimum stay:** 7 nights approximately June to end-September, 5 nights all other months.

- **Heating costs included?:** Extra cost, €30 per day, payable locally. A heating deposit of €100 per week is also required, payable locally in cash

- **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 May to late-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.