

# Palazzo di Varignana - Villa Santa Maria Maddalena 1366

Region: Emilia-Romagna Sleeps: 10

## Overview

Villa Santa Maria Maddalena 1366 is a tastefully renovated 12th century chapel sitting in the green hills and pastures of Emilia-Romagna. Nestled in a private country estate which offers stunning grounds and amenities, it is hard to find a more wonderful location for a holiday with family or friends.

The home is a perfect blend of old and new and has been carefully and beautifully restored and decorated by the owners. Outdoors you will see the traditional façade of the chapel and the in-keeping extensions with pastel paintwork, shuttered windows and terracotta roof tiles. Indoors, while you will see beamed ceilings and exposed stone work, much of the interior is chic and modern. Throughout the home, a neutral and calming colour palette allows the original features and high-quality furnishings to take centre stage. Facilities such as Wi-Fi, air conditioning and LED TVs are also available, meaning you have everything you need for a relaxing trip.

The accommodation at Villa Santa Maria Maddalena 1366 is set over two floors. The living space within the old chapel is the heart of the home where guests can come together for drinks and a chat in the evening. Just next door is another living room, followed by a sumptuous dining room and a fully-fitted kitchen fitted with all of the appliances and crockery you could require.

When you wish to turn in for the night, there are five bedrooms to choose from. All of the bedrooms boast king-sized beds and en-suite bathrooms. One of the rooms is set on the ground floor and would suit those with reduced mobility, while the other rooms are set on the first floor.

Outside the home is enveloped by an oasis-like garden



with lawns, trees and floral planting surrounding dining terraces, a private pool and a hot tub. This is a tranquil escape where you can truly unwind, away from the stresses of day-to-day life. Guests also have full access to the wider estate which covers a staggering 350 hectares of woodlands, olive groves, vineyards and parkland. Walking, jogging and cycling around the trails on the estate is the ideal way to spend a morning, soaking in the views and the sounds of the birds waking up.

As well as offering a delightful setting, the country estate also has four restaurants, bars, a world-class spa and a great range of sports facilities that you can make use of. If you would like to book services and experiences such as wine tasting, bike hire, driver service or a private chef, these and many more can be arranged for you.

Step into a realm of unparalleled well-being with this retreat-in-villa experience. Immerse yourself in exclusive Health & Wellness Retreats, crafted around a transformative philosophy. Have a 3 to 7 night retreat, to enjoy a holistic journey to unlock your fullest psycho-physical potential. Revel in the unique fusion of diverse goals under a unified scientific approach, making your time at the villa an exquisite journey of indulgence and transformation.

When you wish to see more of the Emilia-Romagna region, you could drive to the city of Castel San Pietro Terme which is 9km away or even Bologna which is 27km away. Each of these cities offers delicious local cuisine, a wide range of shops and cafes and plenty of historic and cultural attractions for you to discover.

For a day at the beach, you could try one of the many beaches scattered along the Adriatic coastline. Marina di Ravenna (74km) is a great choice as it is the oldest seaside town in the area and is also home to some fantastic seafood restaurants so you can tuck in to the catch of the day after an afternoon of sunbathing.

## Facilities

Excursions Available • Wellness • Historical Sites • Ideal for Kids • Villa • Private Pool • Recommended • Air-Con • Golf Nearby • Onsite Restaurants • Has Discount • Pets on Request • Wow Factor • Dry Hire Option • Cots (Cribs) • Special Offer • Chef/Cook Available • Ideal for Teens • Marquee Hire Permitted • All Bedrooms En-Suite • Outdoor Ceremony • Modern • Ground Floor Bed & Bath • Wheelchair Access • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Allow Fireworks • Indoor Reception Available • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Hot Tub • Safety Deposit Box • Working Fireplace/Woodburner • Pre-Stocked Fridge Available • Spa Treatments Available • Butler Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interior (450m2)

### Ground Floor

- Fully-fitted kitchen with oven, hob, fridge freezer and dishwasher
- Living space in a medieval chapel
- Living room with sofas, armchairs and TV
- Dining room with table seating 10, fireplace and TV
- Bedroom with king-sized double bed, desk, TV and en-suite bathroom with bath, shower, sink, bidet and WC
- Bar area
- Guest WC

### First Floor

- 4 x bedrooms with king-sized beds, desk, TV and en-suite bathroom with shower, sink, bidet and WC

## Outside Grounds (6000m2)

- Fenced private infinity swimming pool, open approximately May-October
- Poolside sun loungers
- Expansive landscaped grounds with lawns, terraces and trees
- Hot tub
- Al-fresco dining area
- Private parking

## Facilities

- Wi-Fi
- Air-conditioning
- LED TVs
- Lift
- Washing machine
- Iron and ironing board
- Safe
- Hairdryers
- Bathrobes

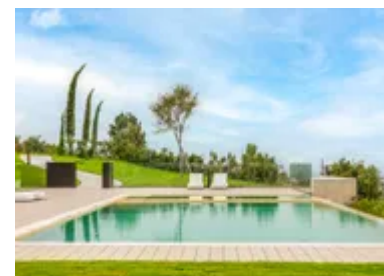


## Location & Local Information

With verdant countryside, sun drenched beaches and a range of gorgeous cities and towns, the Emilia Romagna region of Northern Italy is an idyllic place for a summer break where you will never be short of things to see and do.

Villa Santa Maria Maddalena 1366 is one of a small group of villas which sit within a large, private estate in rural Bologna. As well as offering guests peace and solitude amidst an unspoilt and ancient landscape, the estate offers a range of activities too. While staying here you can utilise the fantastic sporting facilities for an extra fee, which include 100's of hectares of scenic trails for walking, running and cycling. There are also squash, tennis and basketball courts, plus a brilliant driving range for golf lovers. If you prefer a less active holiday then why not treat yourself to a spa day at the amazing on-site spa. The spa has seven pools, Turkish baths, saunas, jacuzzis, wellness areas plus a wide range of treatments on offer. You do not even have to leave the large estate to find an array of eateries as there are three restaurants here including a fine-dining eatery and a traditional trattoria. There are also a few bars here where you can enjoy a few after-dinner drinks. If you would like to sample some of the wines and olive oil produced within the grounds, why not book on to a tour of the vines or groves and a tasting which is paired with delicious local foods.

Although there is plenty to do here without having to leave, you may wish to head out to do a bit of shopping or to enjoy a coffee in a charming hilltop town. The area around the villa is dotted with tiny hamlets, villages and towns for you to discover. There are also a few cities within easy reach such as Castel San Pietro Terme which is just 9km away. This lovely city is located at the bottom of a towering hill and is renowned for its authentic, slow pace of 'good living' even winning awards for the quality of life offered here. Castel San Pietro Terme has a long and diverse history and as you wander around the picture-postcard streets and squares you will see architecture and monuments from the Roman era, medieval period and



the 17th century. One of the cities main sights is the Cassero, built in the 12th century. The building was once a defensive fortress but now uniquely houses the cities theatre! The Santuario del Crocifisso and a tower with 55 bells should also be seen. If you would like to stop off for lunch or dinner you can discover a great range of restaurants in Castel San Pietro Terme.

Another brilliant city which you could visit is Bologna which is 27km away. Bologna is a university city with an ancient past and is the capital of the Emilia-Romagna region. Here you can stroll around a picturesque city which is laid out in a medieval grid pattern and is filled with terracotta brick red buildings. Palaces, churches, Basilicas and historic towers line the streets, giving you plenty to explore. Many people however, flock to Bologna for its traditional and delicious cuisine which includes lasagne and ragu or Bolognese sauce which originated here.

If you would like to spend a relaxing day at the beach then you should drive towards Ravenna's coastline which is 74km away. Along this coast you can find serviced beach clubs as well as pretty, wild coves.

## Local Amenities

Nearest Airport	<b>Bologna (29km)</b>
Nearest Airport 2	<b>Florence (124km)</b>
Nearest Bar/Pub	<b>On the estate (Less than 1km)</b>
Nearest Beach	<b>Ravenna (74km)</b>
Nearest City	<b>Bologna (19km)</b>
Nearest Golf	<b>(Within the resort)</b>
Nearest Restaurant	<b>On the estate (Less than 1km)</b>
Nearest Supermarket	<b>Osteria Grande (5km)</b>

Nearest Train Station	<b>Bologna (large train station)</b> <b>(25km)</b>
Nearest Village	<b>Osteria Grande</b> <b>(5km)</b>

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## What we love

- Villa Santa Maria Maddalena 1366 is a beautiful, fully-renovated 12th century chapel sitting on a hillside that has been extended and sumptuously decorated
- The villa is located within a vast historic estate. In recent years many of the agricultural buildings have been transformed in to a small number of homes, high-end restaurants, bars, a luxury spa and sports facilities which create an exclusive rural resort
- Guests can unwind in the expansive garden which offers a private pool and al-fresco dining areas. From the garden you can take in the staggering views of the estate's 350 hectares of parkland, walking routes, olive groves and vineyards, which you have access to
- The house is located in the rolling Bolognese plains. Visit the cities of Castel San Pietro Terme which is 9km away or Bologna which is 27km away. Ravenna's beaches can also be reached in under an hour as they are around 66km away by car

## What you should know...

- Though the estate boasts a number of homes, restaurants and sports facilities, none of these are in sight of the villa, so will not cause disturbance. Guests may use the resort facilities such as the golf driving range and spa on request, subject to an additional fee.
- Due to the rural setting, guests will require a car when staying here.
- Prices are on request during the F1 Gran Prix, please enquire for a quote.
- For larger parties it is possible to rent sister properties Amagioia (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Amagioia/>) (sleeps 11), Rio Rosso (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Rio-Rosso/>) (sleeps 8), Tamburina (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Tamburina/>) (sleeps 10), Pergola (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Pergola/>) (sleeps 10-12) or Colombara (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Colombara/>) (sleeps 12) on the same estate - please follow links for more 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.

# Terms & Conditions

- **Security deposit:** €900 in cash or charged to client's credit card by the owner upon arrival and refunded up to two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small to medium sized pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet per day will apply (payable locally).
- **Other Ts and Cs:** 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 cot and highchair are available on request. Prices are on request during the F1 Gran Prix, please enquire for a quote. Please note that the use of any of the resort facilities e.g. restaurants, spa and sporting activities is at an extra cost, payable locally. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Flexible.
- **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.
- **Other Cleaning:** Daily room changing included.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 4 nights late-June to early-September. 1 - 3 nights during all other periods. Please enquire for exact details.
- **Heating costs included?:** Yes.
- **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 October. 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.