

# Villa Fascino

**Region:** Tuscany   **Sleeps:** 17

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## Overview

Nestled in the countryside, this homely farmhouse perfectly blends into its natural surroundings. Whether relaxing in the crystal-clear pool, exploring the nearby forest, or discovering the area's quaint villages, Villa Fascino has everything you need to have a fantastic break.

Exposed wooden beams, terracotta tiles and stone walls give this villa an authentic feel while creating a warm and inviting atmosphere. Large open windows offer sweeping views of the lush greenery, lighting up the rooms with the Tuscan sunshine. The villa is made up of four apartments, each tastefully decorated with comfortable furnishings, offering extra privacy, which is ideal for those larger groups.

Villa Fascino is enclosed by extensive, well-manicured gardens, providing plenty of space to relax and unwind in the beautiful outdoors. Enjoy a refreshing dip in the inviting pool before chilling out with your favourite book on one of the surrounding sunbeds. The pergola, entwined with foliage, offers a dreamy place to dine in nature but shaded from the sun. Indulge in home-cooked spreads while admiring the picturesque views of the countryside.

This gorgeous farmhouse is tucked on the edge of a forest amongst rolling hills and vineyards, providing ample opportunities for hiking or cycling. The nearest commune is a ten-minute drive away, where you'll find a supermarket for any supplies you may like to purchase. Imagine the commune's history as you walk through the old town, dotted with remnants of ancient castle walls.

Drive around half an hour to reach San Gimignano, a stunning medieval hilltop town in the heart of Tuscany. It is renowned for its striking skyline, dotted with towers built by noble families during the Middle Ages. Explore the town's picturesque streets, lined with quaint shops, cafes, and restaurants. There are many lovely historical sites to discover, such as the Collegiate Church, its beautiful frescoes, and the Palazzo del Popolo, a 13th-century town hall. You can also indulge in wine tasting at the local vineyards or take a cooking class to learn about traditional Tuscan cuisine.

Casciana Terme, located just forty-five minutes away by car, is the ideal place to unwind and recharge. The town is renowned for its natural therapeutic spas that feature hot springs infused with minerals known for their healing properties. Immerse yourself in the thermal baths, try mud therapy, or relax with a massage. Those with interest in history will appreciate the town's lovely streets, lined with old buildings, such as the medieval castle of Lari, the 18th-century Chiesa di San Giovanni Battista, and the Romanesque church of Pieve di San Giovanni.



*Please note that Villa Fascino is actually located in the region of Tuscany but is very close to the San Gimignano border.*

## Facilities

Golf Nearby • Villa • Great Value • Tennis Nearby • Cots (Cribs) • Wi-Fi/Internet • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Satellite TV • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa interior (320m2)

*Made up of four apartments*

### *Apartment 1 (90m2 - sleeps 6 guests)*

- 2 x bedrooms with double bed
- Bedroom with two single beds and balcony
- 3 x bathrooms
- Kitchen with dishwasher, fridge, freezer, electric oven, toaster, microwave and coffee machine
- Living room with fireplace and satellite TV

### *Apartment 2 (60m2 - sleeps 5 guests)*

- Bedroom with double bed
- Bedroom with two single beds
- Living room with single sofa bed, fireplace and satellite TV
- 2 x bathrooms
- Kitchen with dishwasher, fridge, freezer, electric oven, toaster, microwave and coffee machine
- Living room with fireplace and satellite TV

### *Apartment 3 (50m2 - sleeps 4 guests)*

- Bedroom with double bed
- Bedroom with two single beds
- 2 x bathrooms with showers, WCs and bidets
- Kitchen with dishwasher, fridge, freezer, electric oven, toaster, microwave and coffee machine
- Living room with fireplace and satellite TV

### *Apartment 4 (40m2 - sleeps 2 guests)*

- Living area with loft area
- Bedroom with double bed and outside access
- Bathroom with washing machine
- Kitchen with dishwasher, fridge, freezer, electric oven, toaster, microwave and coffee machine
- Living room with fireplace and satellite TV

## Outside grounds

- Private swimming pool (Open approximately beginning-May to end-September)
- Deckchairs
- Large garden
- Al fresco dining area
- Barbecue
- Private parking space

## Facilities

- Wi-Fi
- Heating



- Satellite TV
- Washing machine



# Location & Local Information

Surrounded by forest, undulating hills and vineyards, this authentic villa boasts abundant possibilities for hiking or cycling. The closest town is only a ten-minute drive away, where you can easily purchase any supplies you may need from the supermarket. While strolling through the town's ancient streets adorned with the remnants of castle walls, you can't help but imagine its fascinating past.

San Gimignano is a charming hilltop town that can be reached by a half-hour drive. The town is famous for its remarkable skyline, comprised of towers constructed by noble families during the Middle Ages. Meander through its charming streets, adorned with delightful shops, cosy cafes, and various restaurants. Discover historical sites, such as the Collegiate Church, featuring exquisite frescoes, and the Palazzo del Popolo, a town hall from the 13th century. Delight in some wine tasting at the nearby vineyards or participate in a cooking class to learn about traditional Tuscan cuisine.

Drive around forty-five minutes to Casciana Terme and treat yourself to a day of relaxation. The town boasts therapeutic spas with natural hot springs rich in minerals known for their healing properties. Indulge in a range of treatments, from thermal baths to mud therapy, letting your worries melt away. History lovers can stroll around the town's lovely streets, lined with historic buildings, such as the medieval castle of Lari, the Chiesa di San Giovanni Battista, a beautiful 18th-century church, and the Pieve di San Giovanni, an impressive Romanesque church.

If you fancy a day trip, Villa Fascino is an hour's drive from Pisa and Florence, two popular cities worth visiting. Pisa boasts the iconic Leaning Tower, the stunning cathedral Piazza dei Miracoli, and charming streets lined with shops, cafes, and restaurants. The birthplace of the Italian Renaissance, Florence is home to world-famous museums, such as the Uffizi Gallery, which houses some of the most valuable artworks in the world. The city also features beautiful architecture, designer shops and artisanal gelato.

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## Local Amenities

Nearest Airport	Florence (57km)
Nearest Airport 2	Pisa (59km)
Nearest Train Station	Castelfiorentino (12km)
Nearest Village	Montaione (2km)
Nearest Town	Castelfiorentino (12km)



Nearest City	<b>Florence (59km)</b>
Nearest Beach	<b>Tirrenia (70km)</b>
Nearest Restaurant	<b>Montaione (2km)</b>
Nearest Supermarket	<b>Montaione (2km)</b>
Nearest Tennis	<b>Castelfiorentino (12km)</b>
Nearest Golf	<b>(17km)</b>

## What we love

- This gorgeous farmhouse is nestled in the heart of the countryside, providing views of luscious greenery and rolling hills
- Villa Fascino has everything you need to enjoy the Italian sunshine, boasting a gorgeous pool, sunbeds and a pergola for al fresco dining
- Rejuvenate yourself in the town of Casciana Terme, known for its spas and thermal springs, which are rich in minerals
- This villa is around an hour's drive from Florence and Pisa, making it the ideal location to explore these amazing cities

## What you should know...

- Villa Fascino boasts several mezzanines, so please keep an eye on any little ones holidaying with you.
- This gorgeous farmhouse is made up of four separate apartments with no internal connection, which is ideal for large groups who want added privacy.
- Access is via a 1.4km country road, so a four-wheel drive is needed.
- Whilst Villa Fascino comfortably sleeps 17 guests, please note that 1 guest will be accommodated on the single sofa bed.
- 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:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. A deposit of €600, payable locally, is required for bookings of guests or groups under 21 years of age.
- **Arrival time:** 4.00 p.m. - 8.00 p.m
- **Departure time:** 8.00 a.m. - 10.00 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **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. Cot and high chair available on request.
- **Changeover day:** Saturday from end-May to beginning-November. Flexible during all other periods.
- **End of stay cleaning available?:** No. €300, paid with the balance. This is for a standard changeover clean. 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?:** Not allowed.
- **Minimum stay:** 7 nights from approximately end-May to beginning-November. 4 nights during all other periods.
- **Heating costs included?:** Extra cost, payable locally.
- **Tax:** Italian Visitors Tax to be paid with balance (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately from beginning-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.
- **Property Licence Number:** CIN: IT048027B4GUHUQ8RW