

# Villa Malatesta

Region: Tuscany    Sleeps: 6

## Overview

Villa Malatesta is a stunning modern villa nestled in rural Tuscany, blending contemporary design with traditional stone. Originally a farm building, the home has been thoughtfully transformed into a spacious retreat, perfect for up to six guests. Ideal for a family or friends' getaway, the villa is composed of three buildings connected by sleek glass walkways, set over two floors.

The villa's heart is the large living space with comfy sofas, a fireplace, and a flatscreen TV, while the well-equipped kitchen and adjoining dining room offer a great setting for meals. There are three bright bedrooms, two on the ground floor and one on the first, each with chic en-suite bathrooms and garden views.

Outside, the 8000m² garden features lawns, established trees, and fragrant flower beds. Guests can enjoy al-fresco dining using the wood-burning oven or barbecue, with covered seating areas. The private swimming pool can be heated, and a relaxing hot tub is available for evening soaks.

The villa is surrounded by peaceful woodlands and walking trails, perfect for a tranquil escape. The nearby town of Volterra (13km) offers shops, eateries, and historic sites, while San Gimignano (17km) and the beach at Marina di Bibbona (55km) are also within easy reach for day trips.

## Facilities

Golf Nearby • Tennis Nearby • Cycling • Historical Sites • Hairdryer • Wine Tasting • Canoeing/Kayaking • Wellness • Watersports • Air-Con • Coffee Machine • Wi-Fi/Internet • Ground Floor Bed & Bath • Horse Riding • Villa • Washing Machine • Weddings • Walking/Hiking Paths • Rural Location • Special Offer • Table Tennis • Wow Factor • Laptop Friendly Workspace • Marquee Hire Permitted • Has Offer • Maid Service Available • Chef/Cook Available • Private Pool • Gym/Fitness Room • Cots (Cribs) • Instagrammable • Outdoor Ceremony • Modern • Flexible Catering Options • Allow Ceremonial Fire • Allow External Caterers • Allow Fireworks • Indoor Reception Available • Nearby Church/Chapel • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Pool Safety Feature • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Electric Car Charger • Safety Deposit Box • All Bedrooms En-Suite • Smart TV • Wheelchair Access • Table Football • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior (250m2)

### Ground Floor

- Large living room with garden access, L-shaped sofa, fireplace and flatscreen TV
- Dining room with garden access and dining table seating six
- Fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, wine cellar, toaster, coffee machine and kettle
- Sitting room with armchairs, record player and TV
- 2 x bedrooms with double beds and en-suite bathroom with glass walk in shower, sink and WC
- Bathroom with shower, sink and WC

### First Floor

- Bedroom with double bed and en-suite bathroom with glass walk in shower, sink and WC
- Study

## Outside Grounds (8000m2)

- Private swimming pool with cover (14m x7m, max depth: 2m) heated to 26/28°C upon request, at extra cost, from approximately beginning-May to mid-October
- Fenced, landscaped garden with herb garden
- Hot tub
- Poolside sun loungers and parasols
- Outdoor sofas
- Firepit with seating
- Outdoor shower
- Table football
- Boules
- Table tennis table
- Barbecue
- Wood burning oven
- Parking

### Additional Facilities

- Wi-Fi
- Air-conditioning (in the living room/kitchen, suite, and gym room)
- Central heating and under floor cooling system
- Gym room with fitness equipment
- EV charging point
- Record player
- Iron and ironing board
- Bathrobes





# Location & Local Information

Villa Malatesta is nestled in the Tuscan countryside, offering panoramic views of valleys, woodlands, and the distant sea. The area provides an ideal escape, with opportunities for hiking, running, or biking through the tranquil landscape. For outdoor enthusiasts, horseback riding, tennis, and a golf course are nearby. Tuscany's coastline, with beaches and coves, is just over an hour away.

Wine lovers can visit nearby family-run wineries, such as Andreotti Wines, offering guided tours and tastings.

The historic town of Volterra (15km) is rich in history, with Etruscan walls, Roman ruins, and medieval architecture. Explore the winding streets, shop for local handicrafts, and visit the many cafes, restaurants, and museums. San Gimignano (18km) is a picturesque hill town with towers offering stunning views of the area. For a day trip, the enchanting city of Siena is also within reach.

## Local Amenities

Nearest Airport	Florence (49km)
Nearest Airport 2	Pisa (51km)
Nearest Restaurant	Volterra (12km)
Nearest Town/City	Livorno (76km)
Nearest Village	Volterra (14km)
Nearest Supermarket	Conad City (12km)
Nearest Golf	Castelfalci Golf Club ASD (26km)
Nearest Tennis	ASD Circolo Tennis Peccioli (31km)
Nearest Beach	Spiaggia Caletta (66km)



## What we love

- Once a small, rustic dwelling, Villa Malatesta has been extended and updated to the highest of standards, transforming it in to a modern and luxurious home.
- The villa can sleep six guests across three beautifully decorated bedrooms with chic en-suite bathrooms.
- The stunning garden offers guests an infinity pool, a hot tub and al-fresco seating where you can look out over the woodlands, valleys and the Mediterranean Sea beyond.
- Guests can enjoy a peaceful holiday here in the Tuscan countryside, walking, hiking and cycling in the breath-taking landscape. You can also easily reach the historic, walled town of Volterra which is just a short distance away.

## What you should know...

- Due to the rural location, guests will require a car while staying here. Please note that there is a 3km unpaved road leading to the villa - a suitable vehicle is advised.
- With the option to add 2 additional beds to one of the suites at an additional cost, there is room for the whole family!
- Please note that air conditioning is only available in the living room/kitchen, suite and gym room.
- Our four-legged guests will find a kennel, two metal bowls and a set of towels for them. Pets are very welcome!

# Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.30 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.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note there is the possibility of adding 2 additional beds to the suite's living room (a passage room between the bedroom and bathroom) at an additional cost of €500 per week per bed. Please note that air conditioning is only available in the living room/kitchen, suite and gym room. 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, and mid-week cleaning included. 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:** 4 nights approximately within end-May to end-June(2024) 7 nights during the rest of the year. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Pool heating is available approximately beginning-May to mid-October(2024) at an extra €800 per week, payable locally on arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax is included.
- **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.
- **Stag & Hen Do Allowed? :** Weddings are on request only and subject to prior arrangement with the owner and additional charges.
- **Property Licence Number:** CIN: IT050039B5TXIEG58J