Villa Malatesta

Region: Tuscany **Sleeps:** 6

Overview

Villa Malatesta is a beautifully restored Tuscan retreat set within expansive private grounds, offering a peaceful stay surrounded by nature just outside Volterra. Designed for relaxed countryside living, this elegant home blends contemporary comfort with authentic character, creating a welcoming base for families or small groups.

Inside, the villa features three spacious double bedrooms, each with its own bathroom, alongside bright and thoughtfully designed living spaces. A fully equipped kitchen, stylish dining area and comfortable lounge open out towards the gardens, encouraging an easy indoor-outdoor flow. There is also a dedicated fitness area and practical touches such as air conditioning, underfloor heating and a home office, making longer stays effortless.

The outdoor spaces are a highlight. The estate spans approximately 8,000 sqm and is entirely enclosed, offering privacy and a strong connection to the surrounding landscape. A newly created secret garden adds an extra layer of charm, with aromatic plants, quiet corners and a natural setting that attracts butterflies and bees. Guests can enjoy the infinity swimming pool, heated jacuzzi, shaded dining areas and relaxed lounge spaces, all designed for slow days under the Tuscan sun.

With thoughtful sustainability features and welcoming hosts nearby, Villa Malatesta offers an authentic yet refined escape in the heart of Tuscany.









Facilities

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

Transfers Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

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 (both 160x200cm) and en-suite bathroom with glass walk in shower, sink and WC
- Bathroom with shower, sink and WC (wheelchair accessible)

First Floor

- Bedroom with double bed (180x200cm) 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
- Fitness area (well-equipped)
- Ice machine, wine cooler
- Water filtration system
- EV charging point
- Record player
- Iron and ironing board
- Bathrobes









Location & Local Information

Set in the rolling countryside close to Volterra, Villa Malatesta enjoys a peaceful setting in one of Tuscany's most atmospheric regions. Surrounded by open landscapes, olive groves and far-reaching views, this is a place to slow down and fully embrace rural Italian living, while still being within easy reach of historic towns and cultural highlights.

Volterra, just a short drive away, is known for its Etruscan heritage, medieval streets and artisan workshops, as well as a selection of traditional restaurants and cafés. From here, guests can explore some of Tuscany's most celebrated destinations, including San Gimignano, Siena and Pisa, each offering a rich mix of history, architecture and local cuisine.

The villa is reached via an approximately 3 km unpaved road, adding to its sense of seclusion and privacy. Once there, the surrounding grounds create a tranquil environment where nature takes centre stage, with thoughtfully designed gardens and quiet corners to unwind.

For those looking to explore further, the Tuscan coastline can be reached within an easy drive, offering a change of pace with sandy beaches and seafood restaurants. Whether discovering nearby hilltop towns or enjoying the calm of the countryside, Villa Malatesta provides a well-balanced base for experiencing Tuscany.

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	**Castelfalfi 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.
- One of the villa's ground floor bedrooms includes a wheelchair-adapted bathroom, making the villa a thoughtful and accessible choice for guests with reduced mobility

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!
- Children must be supervised at all times.

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:** Standard changeover clean and mid-stay cleaning are 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.

- **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.