

# Villa Perelisa

**Region:** Tuscany   **Sleeps:** 16

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## Overview

Even in a region famed for breathtaking scenery and incredible architecture, this spectacular Renaissance-era Castello makes a genuinely outstanding base for your luxurious break in Tuscany. Situated just to the north of Empoli, the elegant, eight-bedroomed Villa Perelisa welcomes up to sixteen guests for an unforgettable experience in the hills of the Tuscan countryside.

In the main villa, there are four bedrooms, two of which can be converted into twin beds, and three with ensuite bathrooms. For the kids, there is a bedroom with twin bunk beds and a shared bathroom. Beautifully made furniture is eye-catching for the minimalist décor, with designer light fixtures suspended from expertly maintained, vaulted timber ceilings. Designer sofas, rugs and a sunlit dining table sit atop superior-quality tiled floors in a spacious living area that spans three distinct zones in this brilliantly configured, fully renovated home.

With air conditioning for comfort during the glorious Tuscan summer and stunning fireplaces and heating to maintain a warm ambience the rest of the year, Villa Perelisa stylishly blends modern living with Renaissance-inspired design.

Manicured lawns and mature trees graciously give way to this majestic example of architecture, synonymous with a region steeped in artistic culture. Equally ornate stone steps to the villa's side draw the eye to a charming annexe at its rear. This super-stylish addition to the main villa features three fantastic bedrooms, two bathrooms and a fully equipped kitchen.

Across the expertly maintained garden to the rear of the villa is the idyllic poolside terrace adorned with sun loungers and luxurious seating. At its centre, a ten-metre pool awaits, with submerged lighting inviting you in as convincingly under the moonlight as beneath the glorious Tuscan sunshine.

The sophisticated town of Empoli is just a short ten-minute drive away, with Vinci also close by. You'll find all the provisions required for your stay at Villa Perelisa in Empoli, with plenty of other treats. Pick up some local meats, vegetables and olive oil, browse the boutiques and stop for a delicious gelato while watching the world go by at the Piazza della Vittoria.

## Facilities

Hairdryer • Tennis Nearby • Historical Sites • Wi-Fi/Internet • Golf Nearby • Air-Con • Walking/Hiking Paths • Villa • Washing Machine • Chef/Cook Available • Rural Location • Maid Service Available • Private Pool • Modern • Pre-Stocked Fridge Available • Cooking Classes Available • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for



Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Safety Deposit Box  
• Smart TV • Working Fireplace/Woodburner • Heating • Parking Space •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## Main Villa

### Ground Floor

- Lounge with sofa and chairs with fireplace
- Kitchen, fully equipped
- Dining area

### First Floor

- Bedroom with queen size bed, en-suite bathroom with shower
- Bedroom with queen-size bed (can be separated into twin beds), en-suite - bathroom with shower
- Bedroom with queen-size bed (can be separated into twin beds)
- Bedroom with queen-size bed
- Bedroom with bunk beds
- Bathroom with bathtub, shower, WC, bidet

## Annexe

### Ground Floor

- Kitchen, fully equipped
- Sitting area with fireplace
- Dining area

### First Floor

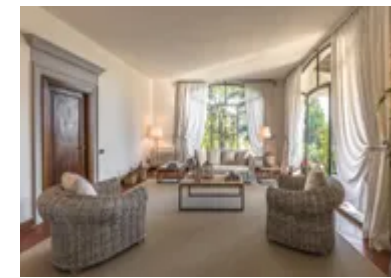
- Bedroom with queen size bed, en-suite bathroom with shower
- Bedroom with queen-size bed
- Bedroom with bunk beds
- Bathroom with shower

## Outside grounds

- Swimming pool (10 x 5m, 1.20m depth), gated
- Outdoor shower
- Barbecue
- Terraces
- Dining areas
- Sun loungers
- Garden furniture
- Parking

## Additional Facilities

- Wi-Fi
- Smart TV with Netflix





# Location & Local Information

In contrast to many town centres around Tuscany, Empoli's flat streets make for a leisurely passeggiata after dining at one of its fabulous eateries, which is just as well, given the splendid produce available in this rich agricultural area! As well as regional staples of grapes and olives, Empoli is famed for its sweet red Certaldo onions, Carciofi artichokes, fresh bread from Montaione and San Miniato's exquisite white truffles – accounting for a quarter of Italy's annual crop.

Shoppers will have other attractions on their minds, with fabulous boutiques and the Centro Empoli offering a wide range of options for a holiday treat. You'll also find a wealth of galleries and museums in Empoli, close to the birthplace of legendary painter Leonardo da Vinci.

Also reachable in ten minutes is Vinci, where you'll have the chance to visit the Museo Leonardiano, housed in a former Guidi castle and dedicated to the inventive genius of Leonardo. Da Vinci's first home is near Anchiano. Museo Ideale in the north of Vinci offers insights into Da Vinci's passion for viticulture, with the chance to pick up fabulous wines inspired by the great man himself.

Wine lovers flock to Tuscany each year and with good reason. The region's limestone soils and perfectly balanced climate provide the perfect canvas for centuries of wine-making heritage. Aside from the obvious pleasure of enjoying a glass or two with dinner, there are numerous ways to explore a viticulture that delivers some of the world's finest labels. Take an e-bike tour around vineyards, step into vast cellars housing the region's finest offerings, or take a cooking class and learn the intricacies of pairing Tuscan food and wine. You can even book tours of rural wineries with transportation provided – so you can sample as many wines as you like!

## Local Amenities

Nearest Airport	<b>Florence</b> (40km)
Nearest Airport 2	<b>Pisa</b> (55km)
Nearest Town	<b>Empoli</b> (8km)
Nearest Restaurant	<b>Scarlett Pizza &amp; Tiramisù</b> (4km)
Nearest Bar/Pub	<b>Spicchio-Sovigliana</b> (4km)
Nearest Train Station	<b>Empoli</b> (8km)
Nearest Supermarket	<b>Eurospin</b> (4km)



Nearest Tennis	Tennis Club Empoli (6km)
Nearest Golf	Montelupo Golf Club (10km)
Nearest City	Florence (40km)

## What we love

- This 14th-century Renaissance villa has lost none of its original charm through renovation, its tasteful, ultra-luxe finish blending superbly with timeless style and design.
- Beautifully made furniture is eye-catching for the minimalist décor, with designer light fixtures suspended from expertly maintained, vaulted timber ceilings.
- The annexe offers larger groups additional privacy and space, with three bedrooms, two bathrooms and a fully equipped kitchen.
- The sophisticated town of Empoli is just a short ten-minute drive away, with Vinci also close by.

## What you should know...

- Even at the maximum capacity of sixteen guests, you'll have ample parking space at Villa Perelisa.
- Villa Perelisa is made up of the main villa, which sleeps up to 10 guests across 5 queen-size beds and 1 bedroom with bunk beds, and an adjoining annexe which can sleep 6 guests in 2 queen-size beds and bunk beds and offers additional privacy. Please see the 'Features' tab for further details.
- The pool is gated as an additional safety feature however, children should always be supervised by the pool.

# Terms & Conditions

- **Security deposit:** A damage waiver of €199 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €3000. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €3000 claims will be made to recoup the extra charges incurred to repair any damage.

- **Arrival time:** 5.00 p.m – 7.00 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?:** 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. Villa Perelisa is made up of the main villa, which sleeps up to 10 guests across 5 queen-size beds and 1 bedroom with bunk beds, and an adjoining annexe which can sleep 6 guests across 2 queen-size beds and bunk beds and offers additional privacy. Please see the 'Features' tab for further details. Weddings, stag/hen parties and any special events are not allowed. Please note an extra bed can be added at extra cost of €100 per day, payable locally. Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Yes. 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?:** No.

- **Minimum stay:** 7 nights. All other durations on request.

- **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?:** No.

- **Pool opening dates?:** The pool is open approximately mid 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.

- **Property Licence Number:** CIN: IT048050B4Z7S44MC8