

# Villa Maniero

**Region:** Tuscany   **Sleeps:** 14

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## Overview

As you head toward Villa Maniero along cypress-lined roads, traversing eastern Tuscany's signature vineyard-covered hills, this stunning, seven-bedroomed manor house comes into view in spectacular fashion. Elegant and secluded, this nineteenth-century Tuscan home welcomes up to fourteen guests to eastern Tuscany.

Renovated in 2017 to a superior standard, Villa Maniero has retained its charm. Lovingly restored features such as the traditionally-styled windows and the grand terrace's balustrade are complemented by beautifully painted walls and a magnificent swimming pool that offers spectacular views across the Tuscan countryside.

Inside, the finish is equally immaculate throughout, with ultra-modern luxuries and designer furniture blending with expertly restored features – the ornate ceilings, staircase and flooring have all been utilised where possible to create a characterful and stylish interior.

The lounge area is luxurious and stylish with carefully selected furniture and ornamentation. A large sofa sits invitingly before a fireplace and a pair of French doors open to a balcony – offering comfort for all seasons. This relaxing space's beautifully stained wood floor extends into the former entrance lobby, with a television just across from a pair of designer, zebra-print armchairs. There's another set of doors and a large window on the staircase that flood this room with natural light.

The superbly-appointed kitchen's modern cabinets are complemented by occasional items of furniture that give tasteful reminders of the building's history, along with a stunning wooden dining table that seems to go on forever - truly a space for guests to enjoy every aspect of a meal.

Each of the seven bedrooms features sumptuous beds and elegant design, six with en-suite bathrooms equipped to a first-rate standard with marble embellishments and rainfall showers. Where possible, Villa Maniero's renovation has incorporated original flooring, with natural stone utilised elsewhere.

The panorama from the terrace has to be seen to be believed, with the steep five-hundred-metre climb from the road to Villa Maniero paying aesthetic dividends. As well as a dining table, there are plenty of comfortable deckchairs on the terrace, but even that may not be your favourite position to drink in the incredible view. After heading down a stepped path to the beautiful garden, you'll find an incredible poolside terrace where you can enjoy the magnificent vista beyond. Immersed in the pool, you'll feel like you're swimming in the clouds – a dreamy experience in a spectacular location.



Just ten minutes from Villa Maniero, the town of San Giustino Valdarno has superb eateries and grocery stores with everything you'll need for your stay. A thirty-minute drive brings you to the Renaissance city of Arezzo, with art galleries, stunning architecture and fabulous restaurants. You'll have many exciting options to tour local wineries, with tasting tours available throughout a region famed for centuries of wine-making.

## Facilities

Wi-Fi/Internet • Golf Nearby • Air-Con • Villa • Private Pool • Tennis Nearby • Cots (Cribs) • Rural Location • Heritage Collection • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (500m2)

### Ground Floor

- Living room with sofas, armchairs, TV, fireplace and doors to terrace
- Kitchen with dining table, oven, microwave, gas hob, dishwasher, fridge-freezer, Nespresso coffee machine, toaster, ice maker, kettle
- 2 x bedrooms with double beds, terrace access and en-suite bathrooms with a shower, bidet and WC

### Upper Floor

- 3 x bedrooms with double beds and en-suite bathrooms with a shower, bidet and WC
- Bedroom with double bed and en-suite bathroom with a shower and WC
- Walk-through room with twin beds

### Outside Grounds

- Swimming pool (12 x 7m). Open approximately May to end-September
- Sun loungers and parasols
- Outdoor shower
- Arbour
- Terrace
- Outdoor lounge and furniture
- Dining table
- Barbecue
- Covered rooftop parking for three vehicles

### Facilities

- Wi-Fi
- Air-conditioning
- TV
- Washing machine
- Safe
- Iron





# Location & Local Information

Your nearest port of call for general provisions during your stay is San Giustino Valdarno, within eastern Tuscany's 'golden triangle' of Arezzo, Siena and Florence. As well as grocery stores, there is a superb pizzeria (try the pizza with prosciutto, burrata and tartufo – delicious!), an espresso bar serving cakes and pastries, and an off-licence that stocks a range of local wines and olive oils that are cornerstones of the town's industry.

You'll find more delightful towns nearby, on hills bedecked with olive groves and vineyards. Beautifully preserved, historic castelli stand at the top of many of these, illustrating a civic pride that's at the heart of Tuscan culture.

Just half an hour away, a relaxed day in Arezzo is ideal for the eagle-eyed shopper, with boutiques, antique shops and jewellers lining the pretty, narrow streets. Art buffs will be awestruck by the frescos in the grand San Francesco church, Renaissance works in the Museo d'Arte Medievale e Moderna, as well as the Vasari Loggia in the Piazza Grande, home to a popular antiques fair on the first weekend of each month – and a terrific spot for an al fresco lunch. Typically Tuscan, the eateries here proudly serve local produce from nearby Casentino Valley and Valdichiana, along with a selection of the region's phenomenal wines.

Wine lovers flock to Tuscany each year, and with good reason. The region's limestone soils, along with a 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	Florence (56km)
Nearest Airport 2	Perugia (120km)
Nearest Train Station	San Giovanni Valdarno (16km)
Nearest Village	San Giustino (4km)
Nearest Town	San Giovanni Valdarno (16km)



Nearest Supermarket	San Giustino (4km)
Nearest Restaurant	San Giustino (4km)
Nearest City	Arezzo (25km)
Nearest Tennis	(9km)
Nearest Golf	(24km)

## What we love

- The seamless blend of ultra-modern and restored, traditional elements creates a stylish and comfortable environment, tastefully acknowledging the villa's history
- You're just minutes from local amenities, restaurants and shops in the charming town of San Giustino Valdarno
- Enjoy the elevated position and breath-taking view of the Tuscan hills from the private infinity pool and garden terrace

## What you should know...

- Children should be supervised at all times when using the infinity pool.
- Access to Villa Maniero is via 500m of steep unmade road - a car is recommended and there is covered parking for 3 vehicles.
- The outside grounds are on various levels and the entrance to the villa is also reached via stairs.
- Please note that the upper floor twin bedroom is a walk-through 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 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, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Maximum one dog/pet is welcome on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Villa Maniero sleeps 14 guests across 6 double bedrooms and 1 walk through room with twin beds. Please see the 'Features' tab for further details. Weddings, stag/hen parties and any special events are not allowed. 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. Please note that the upper floor twin bedroom is a walk-through room. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday mid-May to mid-September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. 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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **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 opening dates?:** The pool is open approximately 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: IT051039B5XFG2M9PR