

# Villa Badiola

Region: Tuscany    Sleeps: 10

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## Overview

Sleeping up to ten guests, Villa Badiola is a traditional farmhouse which has been lovingly restored to create a peaceful and welcoming holiday home. Around the home guests can explore the 500-hectare estate which is filled with woodlands and rolling fields or visit charming hilltop villages, many of which are under 10km away.

The villa is set within a stunning former mill which was once an integral part of this centuries-old working farm. Now the home has been carefully renovated and tastefully decorated to offer accommodation to groups of friends or large families. Throughout the home you will see original details such as beamed ceilings, terracotta tiles and open fireplaces which now sit side by side with modern facilities such as Wi-Fi and air conditioning in the bedrooms to offer guests the perfect mix of old and new.

The home is spread over three floors; on the ground floor you will find the living space which comprises of an expansive living room with various sitting areas as well as a long dining table, ideal for chatting the night away over a sumptuous meal and a few glasses of local wine. The fully-fitted kitchen is also on this floor and is well-equipped with everything from a large fridge-freezer to a Nespresso coffee machine. If anyone in your group struggles with the stairs then they could sleep on the ground floor in the en-suite single bedroom.

The remaining five bedrooms are located on the first and second floors. The first-floor offers two en-suite rooms as well as a separately accessed wing with two bedrooms which is great for a family with a young child. The second-floor bedroom is a lovely romantic spot within a historic tower!

When staying at Villa Badiola, guests are offered every



opportunity to truly relax and can book a wide range of additional services and experiences. Why not book the private chefs to prepare some of your meals, including a tasty welcome feast or perhaps you would like to book a cookery class to learn how to prepare local dishes yourself. You can even book babysitting, grocery shopping and a delicious picnic which will be served to you at an unspoilt lakeside location in the vast grounds around the home.

Outdoors, the home is enveloped by a spacious, landscaped garden which blends seamlessly into the surrounding countryside. Guests are able to swim in the private pool, fire up the barbecue and dine al-fresco or just sunbathe whilst taking in the staggering rural views.

## Facilities

Maid Service Available • Rural Location • Table Tennis • Great Value • Indoor Games • Cots (Cribs) • Villa • DVD • Bicycles Provided • Air-Con • Wi-Fi/Internet • Maid Service Included • Chef/Cook Available • Pre-Stocked Fridge Available • Cooking Classes Available • Board games • Private Pool • Bathroom Toiletries • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Ceiling Fans • High Chair(s) • Parking Space • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (240m2)

### *Ground Floor*

- Large living and dining room with fireplace and dining table
- Fully-fitted kitchen with table, oven, hob, fridge freezer, kettle, toaster, blender, juicer, milk frother and Nespresso machine
- Bedroom with single bed and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

### *First Floor*

- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with twin beds and en-suite bathroom with shower, sink, bidet and WC

### *First Floor (separate wing, with independent access via steps)*

- Bedroom with double-sized bed
- Bedroom with single bed
- Bathroom with shower, sink, bidet and WC

### *Second Floor (Tower)*

- Bedroom with double/twin beds with bath, shower, sink, bidet and WC

## Outdoor Grounds

- Fenced swimming pool (15m x 4.5m, depth: 1-2m), open approximately mid-May to end of September
- Poolside sun loungers and parasols
- Landscaped garden with trees, flower beds and lawns within a large estate
- Vine covered pergola with dining table
- Seating areas
- Hammocks
- Table tennis
- Outdoor showers
- Barbecue



- Covered parking

## **Facilities**

- Wi-Fi
- Air-conditioning (bedrooms only except GF single bedroom)
- Ceiling fans (bedrooms)
- Board games
- Adult bikes x 4
- Ipod docking station
- Iron and ironing board
- Cot and high chair (on request)
- Fire extinguisher and first aid kit



## Location & Local Information

It is hard to imagine a better setting than the rolling hills of Tuscany for a getaway with friends or family. From this verdant spot you can access the local countryside, enjoying hikes through landscapes such as the Val di Chiana. Additionally, the home is situated close to an array of historic villages, many of which are under 10km away. You can also head out on day trips to Tuscan cities such as Arezzo which is 24km away or Siena which is 52km away.

The nearest village to the home is Lucignano which is a mere 5km away. The village is a romantic place which is enclosed by circular walls which protect the winding medieval streets. The best place to start exploring from is the main square, the piazza del Tribunale. The square houses a number of staggering medieval churches as well as a palace which now contains the town museum. Just outside of the walls you can also see the remains of a former Medici family castle and the 16th century sanctuary of the Madonna delle Querce. On top of the pretty streets and historic sites, Lucignano has a great range of shops and traditional trattorias where you can dine out in the evenings. Tuscany has an abundance of these character-filled, ancient villages; nearby you can also visit Monte San Savino, Sinalunga and Foiano. You could even spend every morning visiting a different village and never run out of things to see and do.

A little further afield is another lovely hilltop village called Cortona (30km away). This is a beautiful village which is in an elevated position set 500 metres high and overlooking the Val di Chiana below. Cortona has a bustling market, artisan shops and wide range of eateries which you can discover as well as some fantastic museums and historic attractions including ancient churches and the impressive Fortress del Girifalco.

In addition to sleepy hilltop villages this area of Italy also has a number of lively cities which are packed with amenities and cultural attractions. Arezzo is one of these villages and is set 24km away from the villa. Arezzo started



life 1000 years ago as an Etruscan settlement but expanded over the centuries in to a wealthy and important stopping point on trading routes. A guided tour would be a brilliant way to see the city but if you would like to explore by yourself, make sure you see the defensive fortress, the National Museum of Medieval and Modern Art and the sumptuously frescoed Basilica of Saint Francis.

Local Amenities

Nearest Airport	Perugia (81km)
Nearest Airport 2	Florence (97km)
Nearest Village	Lucignano (5km)
Nearest Restaurant	Lucignano (5km)
Nearest Supermarket	Lucignano (5km)
Nearest Golf	Golf Club Valdichiana (18km)
Nearest Tennis	Lucignano (5km)

## What we love

- Villa Badiola is located within a vast farm estate with a small number of homes, cattle pastures, olive groves, woodlands and rolling hills spanning 500 hectares.
- This spacious former mill can sleep 10 guests across six light and airy bedrooms, making it a wonderful choice for a family break.
- Though the villa enjoys a peaceful rural setting, the nearest village of Lucignano is just 5km away. There are many more charming villages within easy reach as well as cities such as Arezzo (24km away) and Siena (52km away) making this a fantastic base for exploring Tuscany.

## What you should know...

- Air-conditioning is only featured in the bedrooms.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- We recommend you bring a car as the home is rurally set within a large country estate.
- Check in outside of arrival time must be confirmed at the time of booking, and if accepted may be subject to an extra cost.
- Please note that the stone dry walls are very fragile and children should not remove any stones, damages may result in a fee.

# Terms & Conditions

- **Security deposit:** €300 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 must be stated at the time of booking and if confirmed by owner may be subject to an extra cost.
- **Departure time:** 10.00 a.m. Late departures will be charged an extra €200.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €70 per week will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that the use of any external caterers and/or contractors is not permitted. 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday, any other day on request.
- **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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost €50,00 per day, payable locally.
- **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?:** Yes.
- **Pool opening dates?:** The pool is open approximately mid-May to end of September and cannot be heated. If lights are left on when not in use, it may attract large groups of flies and result in a cleaning charge of €500. 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:** IT051021B5ZURJADQL.