

# Villa Merlot

**Region:** Tuscany   **Sleeps:** 10

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## Overview

Located just outside Florence, the splendid Villa Merlot presents a haven of luxury and serenity. This gorgeous property offers an unmatched experience that seamlessly fuses elegance with the breathtaking Tuscan countryside. Its impeccable interior, breathtaking exterior, and strategic location offer an unparalleled lifestyle that seamlessly merges countryside living with the vibrancy of nearby Florence and its surrounding treasures.

The villa boasts an impressive layout encompassing five bedrooms and five bathrooms. Moreover, you will find a well-equipped kitchen, living room, and dining room. Each room is thoughtfully designed with meticulous attention to detail, creating an ambience that combines contemporary sophistication and timeless Tuscan charm.

Beyond the villa's walls, the exterior presents a mesmerising panorama of rolling hills, lush vineyards, and the iconic Tuscan landscape. The private garden offers the ideal escape. The villa's focal point is its captivating patio – an ideal spot to savour sunsets or relish al fresco dining in true Tuscan style by the pool.

Moreover, this home offers a sensational location. Within a 10-minute drive, you'll discover essential amenities such as markets, cafes, and restaurants, ensuring a seamless blend of comfort and convenience. Just a drive away, within 40 minutes, lies the heart of Florence, renowned for its historic charm, artistic treasures, and cultural richness. Wander through the cobbled streets, marvel at iconic landmarks such as the Florence Cathedral and the Uffizi Gallery and indulge in delectable Tuscan cuisine at local trattorias.

## Facilities

Washing Machine • Tennis Court • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Air-Con • Wine Tasting • TV • Walking/Hiking Paths • Historical Sites • Tennis Nearby • Cycling • Hairdryer • Villa • Rural Location • Private Pool • Wow Factor • Maid Service Available • Maid Service Included • Chef/Cook Available • Modern • Kid-friendly museum • Pre-Stocked Fridge Available • Amusement park • Cooking Classes Available • Yoga Classes Available • Theme park • Spa Treatments Available • Playground nearby • Babysitting Available • Breakfast Included • Bathroom Toiletries • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Safety Deposit Box • All Bedrooms En-Suite • Heating • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior (278m2)

### Ground Floor

- Living room with sofas, armchairs, TV
- Kitchen fully equipped
- Dining room with garden access
- Guest WC
- Bedroom with queen-sized bed and ensuite with shower

### First Floor

- 3 x Bedrooms with queen-sized beds and ensuite with showers
- Living room

### Attic

- Bedroom with queen-sized bed and ensuite with shower

## Outside Grounds

- Private pool (14 x 5m, depth: 1.5m)
- Sun loungers
- Terrace with outdoor furniture
- Barbecue
- Communal tennis court
- Parking (up to 3 cars)

### Additional Facilities

- WiFi
- Digital TV
- Mosquito nets
- Access to communal tennis court and restaurant



# Location & Local Information

Nestled in a picturesque spot just beyond Florence's bustling energy, Villa Merlot occupies an optimal location for an authentic Tuscan experience. In a mere 10-minute drive, guests can access local markets, cafes, and restaurants, delving into the region's vibrant culture. On top of this, within a 40-minute drive, the historical heart of Florence beckons. The awe-inspiring Florence Cathedral stands as a testament to architectural brilliance, while the Uffizi Gallery houses a mesmerising collection of Renaissance masterpieces.

Travel a little farther, and the Chianti wine region reveals its enchanting landscapes, offering wine-tasting escapades in charming towns such as Greve and Castellina. And for panoramic serenity, the hilltop haven of Fiesole awaits within a 25-minute drive, providing sweeping vistas over the Tuscan countryside.

For further exploration, the mediaeval town of Siena, renowned for its stunning Piazza del Campo and historic Palazzo Pubblico, is within a 1.5-hour drive. Whilst here, head to the remarkable Duomo di Siena, a masterpiece of Italian Romanesque-Gothic architecture. Pisa, with its iconic Leaning Tower, is approximately 1 hour away. Beyond the Leaning Tower, Pisa boasts a rich history and an array of historical sites, such as the Pisa Cathedral.

## Local Amenities

Nearest Airport	Florence (40km)
Nearest Airport 2	Pisa (108km)
Nearest Golf	Golf (20km)
Nearest Restaurant	Figline Valdarno (5km)
Nearest Supermarket	Figline Valdarno (5km)
Nearest Town/City	Florence (40km)
Nearest Train Station	Figline Valdarno (5km)
Nearest Village	Figline Valdarno (5km)



## What we love

- Idyllic escape just a 40-minute drive away from Florence.
- Sweeping vistas of the incredible Tuscan countryside.
- Prime location for exploring the beautiful region of Tuscany.
- The private garden offers the ideal escape, where one can unwind amidst the embrace of nature.

## What you should know...

- Due to the rural setting, a car is required at this property.
- The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors.
- Please note that the bedding arrangements cannot change.



# Terms & Conditions

- **Arrival time:** 4.00 p.m – 7.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.
- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, change of linen every 3 days (for weekly rentals).
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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. 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.
- **Changeover day:** Flexible.
- **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?:** 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 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.
- **Damage Waiver:** 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.
- **Property Licence Number:** CIN: IT048035B5NLBNFRLX