Villa Pellegrina

Region: Tuscany **Sleeps:** 7

Overview

Immersed within the mesmerising embrace of the Tuscan landscape, Villa Pellegrina presents the ideal escape, merely a 40-minute drive from Florence. This retreat embodies a harmonious fusion of contemporary comforts and timeless allure, crafting an oasis for those pursuing serenity and elegance. The villa's strategic placement permits a seamless connection between the Italian countryside's rustic beauty and Florence's vibrancy.

Here, you will be treated to 3 en-suite bedrooms, each air-conditioned for comfort. The inviting sitting room boasts a working fireplace, leather chairs, and a plush sofa in designer fabrics. The adjacent formal dining room showcases high-quality furniture, leading to a custom-made, spacious kitchen. With a pleasant palette, sumptuous fabrics, and ample natural light through large windows, this interior is sure to impress.

The exterior boasts a private swimming pool with a furnished sun deck, perfect for relaxing. Enjoy al fresco meals with a table and chairs, surrounded by lush trees and woodland paths. The manicured garden offers the ideal spot to unwind.

This property enjoys proximity to local amenities, with the closest restaurant just a 10-minute drive away. Moreover, the incredible city of Florence awaits just a 40 drive away. Immerse yourself in the cultural heart of Tuscany as you stroll through its Renaissance wonders and world-class galleries. Florence is enticed by its history, from the Duomo's grandeur to the Uffizi Gallery's magnificence, offering a profound connection to art and human achievement.

Facilities

Villa • Cycling • Tennis Nearby • Historical Sites • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Tennis Court • Golf Nearby • Air-Con • Working Fireplace/Woodburner • Private Pool • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Maid Service Available • Pets on Request • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Heating • Kid-friendly museum • Kid-friendly excursions • Pre-Stocked Fridge Available • Amusement park • Playground nearby • Babysitting Available • Breakfast Included • Ideal for Babies & Toddlers

Interior & Grounds

Villa Interior (210m2)

Ground Floor

- Living room with fireplace
- Formal dining room with garden access
- Fully-equipped kitchen
- Guest WC

First Floor

- 2 x bedrooms with queen-size beds and en-suite bathrooms
- Bedroom with queen-size bed, en-suite bathroom with tub and wall shower
- this room connects to an additional room with a single bed

Outside Grounds

- Swimming pool (14m x 3.5m, max depth: 1.5m) equipped with sun deck including loungers and umbrellas
- Outdoor dining table
- Barbecue
- Garden and woodland
- Parking
- Communal tennis court

Additional Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)

Location & Local Information

Villa Pellegrina offers its enchanting allure and convenient access to a range of local amenities and captivating destinations. Just a short 10-minute drive away lies fantastic restaurants and shops, providing a taste of local cuisine. For those seeking a more bustling atmosphere, the magnificent city of Florence beckons, a mere 40-minute drive from the villa. Immerse yourself in the heart of Tuscany's cultural treasures, where Renaissance marvels and world-class galleries await your exploration.

In addition, the historic town of Arezzo, also a 40-minute drive away, invites you to delve into its rich heritage through engaging museums and art galleries. The lively atmosphere of Arezzo resonates with modern life while echoing echoes of times gone by through its cathedrals and architecture. Further afield, within an hour's drive, lies the charming town of Montepulciano, a delightful destination for wandering its cobbled streets and indulging in artisanal treasures from local boutiques.

Within a slightly longer journey of an hour and 10 minutes, the city of Siena stands as a glorious gem. Lose yourself in its maze of mediaeval streets, with the vibrant Piazza del Campo at its heart.

Local Amenities

Nearest Airport	**Florence (53km)**
Nearest Bar/Pub	**Figline Valdarno (5km)**
Nearest Golf	**Golf Club Le Miniere (20km)**
Nearest Restaurant	**Figline Valdarno (4km)**
Nearest Supermarket	**Lidl Figline Valdarno (4km)**
Nearest Tennis	**Tennis Club Figline (3km)**

Nearest Town/City	**Florence (53km)**
Nearest Train Station	**Figline Valdarno (4km)**
Nearest Village	**Figline Valdarno (4km)**

What we love

- Offering the best of both worlds in the Tuscan countryside, just a 40-minute drive from Florence.
- This villa seamlessly combines modern comforts with timeless charm.
- The property's strategic location provides easy access to cultural treasures in Florence, Arezzo and Montepulciano.
- Just a 10-minute drive to the closest restaurants and shops.

What you should know...

- Whilst this property does offer air conditioning, this is only available in the bedrooms.
- Due to the countryside location, a car is recommended at this property.
- Villa Pellegrina sleeps 6 guests across 3 bedrooms. Another guest can be accommodated on request in a single bed in the first floor living room. Please see the 'Features' tab for more details.
- The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors.

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 bookings.

- **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 home security devices may be installed at the villa, please enquire for further information. Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean 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:** 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?:** 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 €249 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 €3500. 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 €3500 claims will be made to recoup the extra charges incurred to repair any damage.