

Villa Lemire

Region: Tuscany Sleeps: 12

Overview

Discover the alluring Villa Lemire, a splendid retreat just a 40-minute drive from the incredible city of Florence. This remarkable villa boasts six exquisitely designed bedrooms and an equal number of lavish bathrooms, providing an inviting haven for larger groups or those seeking space and sophistication. For a more intimate stay, the villa effortlessly transforms into a beautiful 4-bedroom option, catering to various preferences.

This enchanting property boasts six bedrooms and six bathrooms, available as a four or 6-bedroom option. The main villa features a sitting room, dining room for 12, fully-equipped kitchen, TV room, and guest bathroom. Architectural details like cotto floors, beamed ceilings, and arched windows exude Tuscan elegance. The annexe offers two bedrooms, bathrooms, a dining area, a kitchen, a lounge and a sitting room, providing ample comfort and family-friendly charm.

Surrounded by the beauty of nature, this property boasts a private swimming pool and an inviting outdoor dining area. Leafy trees grace a serene woodland area, while the manicured garden offers a private oasis. Enjoy captivating views of the Tuscan landscape, creating a picturesque retreat immersed in natural splendour.

This home's strategic location ensures easy access to cultural and recreational treasures. Nearby towns offer a taste of authentic Italian life, with local markets, fantastic boutiques, and quaint cafes, with the closest restaurants and shops being just a 10-minute drive away. The marvellous city of Florence, a mere 40 minutes away, is enticed with its art, history, and architectural wonders. Gaze in awe at the architectural marvel of Florence's cathedral, known for its impressive dome designed by Brunelleschi. Climb to the top for panoramic views of the



city.

The Tuscan landscapes invite exploration, encouraging leisurely drives to unearth hidden gems. Fiesole, an ancient Etruscan town perched on a hill overlooking Florence, just a 45-minute drive away, offers an excellent blend of history, art, and phenomenal vistas.

Moreover, drive just 40 minutes to reach Arezzo, an idyllic town boasting a rich history that dates back to ancient times. The town's historic centre is a treasure trove of mediaeval architecture, narrow streets, and charming piazzas.

Further afield lies the unbelievable city of Siena, an hour and 15 minutes away by car. Siena is a UNESCO World Heritage Site known for its well-preserved mediaeval architecture and the spectacular Piazza del Campo, one of Europe's most fabulous mediaeval squares.

Facilities

Historical Sites • Hairdryer • TV • Villa • Air-Con • Golf Nearby • Tennis Court • Washing Machine • Wi-Fi/Internet • Ground Floor Bed & Bath • Cycling • Tennis Nearby • Walking/Hiking Paths • Easy By Train • Rural Location • Private Pool • Maid Service Available • Chef/Cook Available • Kid-friendly museum • Pre-Stocked Fridge Available • Amusement park • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Working Fireplace/Woodburner • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Main Villa (268m2)

Ground Floor

- Sitting room
- Dining room seating up to 12 guests
- Fully-equipped kitchen
- Guest WC
- Bedroom with a double bed and ensuite bathroom with a shower

First Floor

- 3 x bedrooms with double beds and ensuite bathrooms

Adjacent Annexe (165m2)

Ground Floor

- Open-plan dining area and fully-equipped kitchen
- Sitting room including a fireplace

First Floor

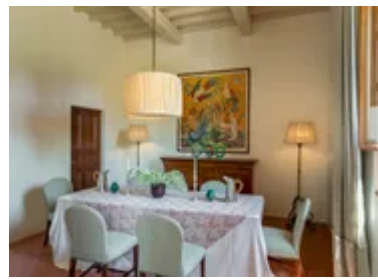
- 2 x Bedrooms with double beds
- 2 x Bathrooms
- Lounge with sofa bed

Outside Grounds

- Swimming pool (12m x 6m, max depth: 1.4m)
- Barbecue
- Outdoor dining table
- Private Garden
- Woodland area
- Communal tennis courts
- Private parking

Facilities

- Wifi
- Air conditioning (bedrooms only)
- Heating
- TV
- Washing Machine
- Hairdryer



Location & Local Information

Situated just a short 40-minute drive from the artistic splendours of Florence, this villa enjoys an enviable location. While surrounded by countryside, it remains conveniently close to essential amenities and captivating attractions, with the closest restaurants and shops just a 10-minute drive away.

Drive just 40 minutes to the magical city of Florence. For art enthusiasts, Florence's Uffizi Gallery showcases masterpieces by Renaissance luminaries. Wander through the cobbled streets, cross the renowned Ponte Vecchio, and relish the world-famous Tuscan cuisine.

Nearby is the idyllic town of Arezzo, just a 40-minute drive away. Arezzo boasts a mediaeval charm with its historic centre, hosting local markets, boutiques, and the remarkable Piazza Grande.

What's more, immerse yourself in history in Fiesole, just 45 minutes away by car. Fiesole boasts a rich history dating back to the Etruscan era. Explore the impressive Roman Theater, still used for summer concerts and events.

The nearby Roman Baths and the Etruscan walls offer glimpses into the town's ancient past. Meanwhile, just an hour and 15 minutes by car, Siena enchants with its UNESCO-listed architecture, including the iconic *Piazza del Campo* and the *Palazzo Pubblico*.

Local Amenities

Nearest Airport	Florence (50km)
Nearest Airport 2	Pisa (105km)
Nearest Bar/Pub	Figline Valdarno (5km)
Nearest Golf	(20km)
Nearest Restaurant	Figline Valdarno (5km)
Nearest Supermarket	Figline Valdarno (5km)
Nearest Town/City	Florence (50km)
Nearest Train Station	Figline Valdarno (5km)



Nearest Village	Figline Valdarno (5km)
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What we love

- Marvel at the spectacular views of the surrounding countryside from this property
- Unwind in the manicured garden and serene woodland area
- Just 40 minutes from the outstanding city of Florence
- Close by to quaint Tuscan towns such as Arezzo and Fiesole
- Just a 10-minute drive to the closest amenities

What you should know...

- Please note that when booking for capacity of 8, guests will have access to the main villa only and the adjacent annexe will be closed and unavailable.
- Due to the countryside location, a car is recommended at this property.
- Whilst this property does offer air conditioning, this is only available in the bedrooms.
- 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.
- 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. 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, 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. The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors. Weddings, stag/hen parties and any special events are not allowed. Please note that when booking for capacity of 8, guests will have access to the main villa only and the adjacent annexe will be closed and unavailable. Whilst this property does offer air conditioning, this is only available in the bedrooms. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes.
- **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?:** 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