

# Villa Il Fante

**Region:** Tuscany   **Sleeps:** 14

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## Overview

Nestled in the heart of the picturesque Chianti region, midway between the historic cities of Siena and Florence in Tuscany, lies the magnificent 7-bedroom, 6-bathroom villa known as Villa Il Fante. This splendid home offers a blend of traditional Tuscan charm and modern comforts.

Upon entering the villa, you'll find an impressive interior boasting seven spacious bedrooms, each thoughtfully decorated to provide guests with a unique and comfortable retreat. Six well-appointed bathrooms ensure convenience and privacy. These bedrooms and bathrooms are between the main house and two additional annexes. The main villa also features a welcoming living room, perfect for relaxation, a sitting room and a generously equipped kitchen and dining area, ideal for preparing and enjoying delicious Tuscan cuisine.

Moving outdoors, Trionfante presents an enchanting setting. The villa is surrounded by lush gardens, a sprawling terrace, and a private swimming pool, inviting guests to soak up the warm Tuscan sun while taking in breathtaking rolling hills. Alfresco dining is a delight on the terrace, where you can savour meals prepared in the villa's fully equipped kitchen or indulge in a glass of local Chianti wine. Moreover, there is even a river on the estate, which can be accessed directly from the property.

For those seeking local amenities, the villa is conveniently close to shops, markets, and restaurants, all roughly a 5-10 minute drive away, ensuring you have everything you need for a comfortable stay. Moreover, this home is an excellent base for exploring the surrounding area, including visits to the mediaeval town of San Gimignano, a 35-minute drive away.

Situated strategically between Siena and Florence, this villa offers easy access to two of Tuscany's most renowned cities, each a treasure trove of art, culture, and history. Siena is just a 40-minute drive away, whilst Florence sits 50 minutes away by car. Nearby, you'll find charming villages like Castellina in Chianti, a 25-minute drive away, known for its quaint streets and excellent local wines. The region also boasts numerous vineyards, perfect for wine enthusiasts. The Chianti region offers fantastic hiking and cycling routes through its rolling vineyard-covered landscapes if you crave outdoor adventures.

## Facilities

Hairdryer • Tennis Nearby • Historical Sites • Walking/Hiking Paths • Wi-Fi/Internet • Golf Nearby • Air-Con • Villa • Washing Machine • Chef/Cook



Available • Rural Location • Wow Factor • Maid Service Available • Private Pool • Animal farm • Kid-friendly museum • Pre-Stocked Fridge Available • Amusement park • Theme park • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Smart TV • Working Fireplace/Woodburner • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Features

### Main Villa

*First Floor(Accessed by eight steps from the garden)*

- Suite queen bedroom with king-size bed and en-suite including shower
- Living room
- Formal dining room, including a fireplace
- Fully-equipped kitchen
- Laundry room
- Guest bathroom

*Second Floor*

- Bedroom with queen-size bed and en-suite including bathtub and separate shower
- Bedroom with queen-size bed and en-suite including a shower
- Sitting room with fireplace

*Ground Floor*

- Bedroom with queen-size bed and en-suite including shower

### Annexe 1

- Bedroom with queen-size bed
- Shared bathroom including shower
- Bedroom on mezzanine level with twin beds

### Annexe 2

- Bedroom with queen-size bed with en-suite including shower

### Outside Grounds

- Private swimming pool (15m x 7m, depth: 1.60m). Open approximately beginning of April to end-October.
- Sun loungers
- Relaxation area
- Outdoor dining area
- Several terraces
- Lush garden
- River, which can be accessed directly from the villa
- 2 x pizza oven
- Private parking

### Facilities

- Wifi
- Heating
- Air Conditioning (in bedrooms only)
- Washing Machine
- Hairdryer





# Location & Local Information

Villa Il Fante enjoys an enviable location in the heart of the Chianti region, strategically positioned between the historic gems of Siena and Florence. This prime setting allows guests to immerse themselves in Tuscany's rich cultural and natural offerings.

Within a 40-minute drive lies the captivating city of Siena, renowned for its stunning mediaeval architecture, including the iconic Piazza del Campo and the magnificent Siena Cathedral. Just 50 minutes away by car, Florence beckons with its world-class art museums, such as the Uffizi Gallery and the Accademia Gallery, where Michelangelo's David resides.

Near the villa, charming villages like Castellina in Chianti offer a taste of local life, where you can wander quaint streets and sample the region's renowned wines. Wine enthusiasts will delight in the countless vineyards dotting the Chianti landscape, providing ample opportunities for tastings and tours. The idyllic town of San Gimignano is also only 35 minutes away by car.

Nature enthusiasts will find solace in the Chianti region's rolling vineyard-covered landscapes, with fantastic hiking and cycling routes offering outstanding views and a chance to connect with the Tuscan countryside.

## Local Amenities

Nearest Airport	Florence Airport (39km)
Nearest Airport 2	Pisa (87km)
Nearest Restaurant	Sambuca (2km)
Nearest Village	Sambuca (2km)
Nearest Supermarket	San Donato (8km)
Nearest Bar/Pub	Sambuca (5km)
Nearest Town/City	Castellina in Chianti (17km)
Nearest City	Florence (28km)



Nearest Tennis	(10km)
Nearest Golf	(4km)

## What we love

- This property is ideally located between Siena and Florence, with the delightful towns of San Gimignano and Castellina in Chianti also within easy reach.
- Enjoy the remarkable facilities, such as direct access to the estate's river.
- This home comes with two annexes perfect for those who prefer privacy.
- The garden area offers the ideal spot to unwind, surrounded by lush vegetation.

## What you should know...

- Due to the countryside location, a car is required at this property.
- Whilst this property does offer air conditioning, this is only available in the bedrooms.
- This property is located in a woodland and is accessed by a half-mile-long dirt road.
- 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.
- Villa Il Fante is made up of the main villa, which sleeps up to 8 guests across 4 queen-size beds, and 2 adjoining annexe which can sleep 6 guests in 2 queen-size bed and 2 single beds, and offers additional privacy. Please see the 'Features' tab for further details.

# Terms & Conditions

- **Arrival time:** 4.00 p.m – 8.00 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?:** No.

- **Pets welcome?:** Not allowed.

- **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. Villa Il Fante is made up of the main villa, which sleeps up to 8 guests across 4 queen-size beds, and 2 adjoining annexe which can sleep 6 guests in 2 queen-size bed and 2 single beds, and offers additional privacy. Please see the 'Features' tab for further details. 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 beginning of April to end-October. 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. An additional security deposit of €4000 is due for this property, charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.

- **Property Licence Number:** IT048054B4SC6SAX8I