

# Villa Rossa

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Villa Rossa is an excellent choice if you are searching for the ideal place to stay with a larger group. With ten bedrooms split between four separate apartments, this historic farmhouse offers group accommodation but also a chance for some privacy. As the house is set within an exclusive wine estate, you may also use the fantastic facilities and the beautiful grounds.

Villa Rossa is a colourful yet traditional farmhouse in a landscape of olive groves and vineyards that have made up this vast estate since the early 14th century. Over the centuries, the land has passed between various noble families and local counts, and the buildings you see today were added over time. As you approach the estate, through the open countryside, you will see the last building to be added- the principal palatial villa, which is the heart of the estate. Villa Rossa is just a short stroll away from this main villa so you can visit the landscaped gardens or the sumptuous restaurant in the villa.

The large and spacious farmhouse has ten bedrooms and eight bathrooms available to guests. These bedrooms and bathrooms have been separated into apartments, which open into the main house and its communal kitchen, dining and living rooms. Whichever apartment you sleep in, you will find warm and welcoming bedrooms, high-quality bathrooms, plus a living room with a kitchenette in each. When you wish to spend time with your whole party, walk through the dividing doors into the communal spaces or gather together in the leafy gardens. The farmhouse has been tastefully decorated to honour the property's age; the original ceiling beams and fireplaces have been preserved, and in-keeping country-style kitchens have been added. Every effort has been made to bring a touch of modernity to the home with the addition of comfy sofas, flatscreen TVs, air conditioning and Wi-Fi.

Outdoors, the garden is just as lovely as the home and boasts a private swimming pool, an al-fresco dining area, plus sweeping lawns shaded by towering trees. You can also walk into the more expansive estate to follow hiking or walking trails.

Guests of Villa Rossa will have plenty to keep them busy, from truffle hunting walks, horse riding, star gazing, scenic picnics and cookery classes. All these and many more can be arranged for you by the concierge team. As the home is set within a wine estate, you can also sample the wines on-site and tour the grounds with the owners.

Aside from the fantastic facilities within the home and the more comprehensive property, you have the breathtaking Tuscan countryside on your doorstep and an array of sleepy villages and historic towns to visit. Though the villa is rurally located, you can discover shops, restaurants,



sporting opportunities plus historic sites such as castles within a 10km radius of the home!

Just 17km away, you can also drive to the fantastic city of Florence, filled with countless museums, galleries, restaurants and ancient buildings. Lovers of art and history will be right at home here and may wish to visit more than once to see everything the city offers. Booking a guided tour is a great way to get to know the city.

## Facilities

Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Wine Tasting • Air-Con • Golf Nearby • Hairdryer • Walking/Hiking Paths • Cycling • Horse Riding • Historical Sites • Tennis Nearby • Maid Service Available • Rural Location • Walk to Village • Cots (Cribs) • Private Pool • Chef/Cook Available • Kid-friendly museum • Amusement park • Cooking Classes Available • Wine-Tasting Available • Breakfast Available • On-Site Concierge • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Features

### Villa Interior (340m2 composed of apartments with separated entrances)

- Main living room with sofas and coffee table
- Main kitchen and dining space with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle, coffee maker, dining table and fireplace
- Living room and kitchenette in each apartment
- 6 x bedroom with double beds
- 4 x bedroom with twin beds
- 8 x bathrooms with shower, sink and WC

## Outside Grounds

- Private swimming pool (8m x 4m, 1m deep) open year-round
- Large private garden within more expansive estate grounds with children's play area and landscaped gardens
- Al-fresco dining area
- Poolside sun loungers and parasols
- Tables and chairs
- Parking

## Facilities

- Wi-Fi
- Air conditioning
- Heating
- Satellite TV
- Iron and ironing board





# Location & Local Information

This charming, pink-hued house sits within a landscape of olive groves and vineyards on the grounds of an ancient wine estate. Within the estate itself, there is a wealth of experiences you can take part in, such as horse riding, truffle hunts, cookery classes and scenic walks through the estate and surrounding countryside. When you want to explore more of Tuscany, there are a range of pretty villages and towns nearby, plus the city of Florence is also within easy reach at just 17km away.

Enveloped by verdant hills and farmland, Villa Rossa is a wonderful escape from the stresses of day-to-day life. While staying here, you can stroll to the main villa of the wine estate, where you will find a brilliant restaurant serving fresh, regional dishes or take a turn around the formal gardens. Wine lovers can also take a guided tour of the grounds and the winery and participate in tastings. The vast private grounds are also dotted with pretty trails for walking, cycling and horse riding, so there is plenty to see and do without needing to leave the property's boundaries.

Though the villa enjoys an idyllic rural setting, you will not have to travel far to reach the nearest amenities as there is a village called San Donato in Collina just 3km away, with a shop and a cafe. This is just one of many villages scattered around the countryside here. There are also towns such as Rignano Sull'Arno, which is only 7km away. Sitting by the banks of the River Arno, the town is a lovely place for a stroll. You can find a supermarket, tennis courts, and a small range of shops and restaurants in town. You can also reach a designer mall on the town's outskirts.

When staying in this part of Tuscany, you should spend a day in Florence, an incredible historic city, 17km away by car. Florence is regarded as the "cradle of the Renaissance", so you can expect an abundance of museums, galleries and historic buildings as you wander the winding streets. It is worth setting off early to beat the queues to some of the best-loved attractions such as the Uffizi Gallery and the Galleria dell'Accademia, where you will find Michelangelo's statue of David. You can round off your afternoon with dinner in the bustling Piazza del Duomo.



## Local Amenities

Nearest Airport	Florence (39km)
Nearest Airport 2	Pisa (100km)
Nearest Ferry Port	Livorno (110km)
Nearest Train Station	Rignano Sull'Arno (7km)
Nearest Village	San Donato in Collina (3km)



Nearest Town/City	<b>Florence (17km)</b>
Nearest Bar/Pub	<b>San Donato in Collina (3km)</b>
Nearest Supermarket	<b>Rignano Sull'Arno (7km)</b>
Nearest Golf	<b>Ugolino (13km)</b>
Nearest Tennis	<b>Rignano Sull'Arno (7km)</b>
Nearest Restaurant	<b>(On-Site)</b>

## What we love

- Villa Rossa is an inviting farmhouse within an exclusive wine estate; guests can sample wines here, visit the restaurant and hike the grounds
- This beautiful historic house can sleep 20 guests across 10 bedrooms, and these bedrooms are split between separate apartments, meaning that guests can be afforded privacy even when travelling with a larger party
- Outdoors, the home offers an idyllic garden, a private swimming pool, and access to the more expansive estate
- This is an excellent base for exploring more of Tuscany; the closest village is just 3km away, the town of Rignano Sull'Arno is 7km away, and the fantastic city of Florence is 17km away!

## What you should know...

- This spacious ten-bedroom home is divided into four separate apartments, each with its own living space and kitchen, though they open out into the same common space and share the expansive grounds.
- The homeowners do not allow external suppliers, however, you can book plenty of extras and experiences while staying here.
- Guests should be aware that barbecues are not permitted due to the risk of wildfires.
- To explore more of the area, guests should bring a car as the home enjoys a rural setting.
- The villa's delightful pool isn't fenced, so children should always be supervised when outdoors.
- Please note that baby cot, highchair, baby bath and baby carrier backpack can be available upon request subject to availability. Please enquire for further info.
- Please note home security devices may be installed at the villa, please enquire for further information.

# Terms & Conditions

- **Security deposit:** Credit card details are required at check-in for pre-authorisation.
- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.30 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €35 per pet will apply (payable locally).
- **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. The villa's delightful pool isn't fenced, so children should always be supervised when outdoors. Please note this spacious ten-bedroom home is divided into four separate apartments, each with its own living space and kitchen, though they open out into the same common space and share the expansive grounds. Please note that guests should be aware that barbecues are not permitted due to the risk of wildfires. Please note the homeowners do not allow external suppliers, however, you can book plenty of extras and experiences while staying here. Please note that baby cot, highchair, baby bath and baby carrier backpack can be available upon request subject to availability. Please enquire for further info. Please note home security devices are installed at the villa, please enquire for further information.
- **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:** 5 nights from mid-June to end of August. 3 nights during all other periods.
- **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 towels included?:** Yes.
- **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.
- **Property Licence Number:** IT048036B5CTE88CIO