

Domus Area

Region: Tuscany **Sleeps:** 19

Overview

If you are searching for a place to stay which offers all of the comfort and facilities of an exclusive hotel, but wish for the privacy and serenity provided by a private letting, Domus Area is the perfect choice! This spacious ten-bedroom home sits within 9 hectares of grounds, meaning there is plenty of room here to accommodate a group of up to 19 guests.

This beautiful home and expansive, leafy gardens and grounds can be used as a base for a memorable holiday with your extended family or a group of friends who wish to explore Chianti together. Alternatively, the house is also often booked as a venue for an intimate wedding or another special occasion and with the breathtaking Tuscan hills as your backdrop, you could not wish for a more amazing setting.

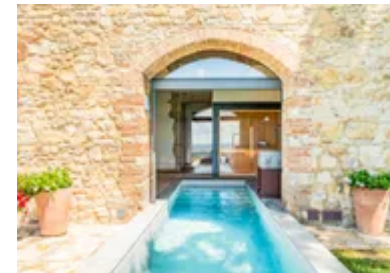
As you approach the villa through the private olive groves and undulating hills, you will find yourself at the traditional stone home, immersed in a stunning landscape. The house has stood here since the 17th century and the exteriors have barely changed in hundreds of years. Outside, the stone work and the terracotta tiles show the history of the home, while the interiors are a harmonious blend of old and new.

Inside, the villa has recently undergone extensive renovations, to bring the home up to date for the needs of the modern holiday-maker. While you will still see the original ceiling beams, exposed stone work and gorgeous wood-burners, these are paired with contemporary furnishings and high-quality fixtures and fittings to create an inviting home away from home.

As Domus Area is aimed at the larger group, you will be glad to hear that there is lots of space here, so you will not feel cramped. There are multiple living spaces, huge dining areas both inside and out and ten lovely bedrooms for you to choose from. The bedrooms are set over all three floors of the house; those with mobility issues should select the ground floor room which has an accessible shower. The first floor is where you can find the majority of the bedrooms; there are seven bedrooms on this floor, one of them is a small double which would be better suited to one person, while the other rooms boast king-sized beds or the option of a super-king bed or two twin beds. The final two bedrooms are on the second floor which has its own entrance, so serves as an independent apartment with its own kitchenette and living space, this floor would be great for a couple with their children.

In addition to the impressive array of bedrooms and living spaces, Domus Area also has a games room which the children will love and for the adults there is an incredible spa area with a sauna, a hammam, massage area and a heated pool which is both indoors and outdoors, here you can indulge in some well-earned rest and relaxation.

Outdoors, the home just gets better as there is a wonderful garden with lawns, towering trees and beds filled with fragrant florals. You will have a selection of dining areas to choose from as well as outside living spaces



where you can flick through the pages of your favourite book. Within the lawned spaces there is an additional swimming pool which is lined by cabanas and sun loungers.

Facilities

BBQ • Wine Tasting • Spa/Massage • Air-Con • Tennis Court • Wi-Fi/Internet • Historical Sites • Hairdryer • Wellness • Coffee Machine • Villa • Washing Machine • Wow Factor • Rural Location • Indoor Games • Chef/Cook Included • Cots (Cribs) • Maid Service Included • Chef/Cook Available • Private Pool • Gym/Fitness Room • Outdoor Ceremony • Heritage Collection • Allow Fireworks • Kid-friendly excursions • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Breakfast Included • Heated Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Wine Cellar • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa (615m2)

Ground Floor

- Living room with sofas and Smart TV
- Sitting room with sofa, log-burner and wine cellar
- Kitchen with oven, hob, fridge freezer, dishwasher, toaster, blender, kettle and coffee machine
- Dining space with table seating 20
- Games room with games console, pool table, TV and board games
- Spa with indoor-outdoor heated swimming pool, hammam, sauna and massage area
- Bedroom with king-sized double bed, living space, TV, walk-in wardrobe and en-suite accessible bathroom with shower, sink and WC
- Laundry room
- Guest WC

First Floor

- 3 x bedroom with king-sized double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with small double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed or two twin beds, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed, living space, TV and en-suite bathroom with shower, sink and WC
- Bedroom with super-king sized bed, TV and en-suite bathroom with shower, sink and WC

Second Floor

- 2 x bedroom with super-king sized bed or two twin beds, TV and en-suite bathroom with shower, sink and WC
- Living room with sofa and TV
- Kitchenette

Outside Grounds

- 9 hectares of organic land, olive groves and gardens
- Private swimming pool (16m x 7m, 0.7cm- 2.5m deep) open approximately May to October
- Covered al-fresco dining terrace
- Poolside cabanas and sun loungers
- Outdoor tables
- Outside sofas
- Woodburning pizza oven
- Parking
- Tennis court

Facilities

- Air conditioning
- Wi-Fi
- Spa facilities
- Smart TVs



- Iron and ironing board
- Board games
- Pool table
- Wine Atelier

Location & Local Information

Domus Area is perfectly positioned for a peaceful Tuscan escape, surrounded by 9 hectares of lush private grounds where you can unwind, explore, and enjoy long days in nature. The estate sits amid organic farmland and centuries-old olive groves, offering idyllic walks, shaded picnic spots, and uninterrupted tranquillity. Wine lovers will especially appreciate the owner's historic winery, just a short drive away. Once used as WWII bomb shelters, its vast underground cellars are now part of guided tours and tastings, and there is even a private restaurant on-site for unforgettable dining experiences.

Though rural and serene, the villa is close to amenities. The nearest village, Castellina in Chianti (6km), is an atmospheric hilltop settlement with Etruscan origins, medieval buildings, ancient churches, an archaeological museum, and a fascinating underground tunnel lined with small shops. Its cafés, restaurants and boutiques make it a lovely place to spend a few hours.

Nearby Radda in Chianti (15km) offers even more history and charm, still enclosed by its medieval walls. Once the headquarters of the Chianti League, the town features an impressive former-palace town hall, artisan shops, traditional restaurants and unique experiences such as cookery classes, castle visits and even a cashmere goat farm.

Beyond Chianti's scenic villages, two of Tuscany's most celebrated cities are an easy drive away. Siena, just 28km from the villa, captivates with its Gothic architecture, magnificent cathedral and beautiful piazzas. Florence, 48km away, is a must-visit for art and history lovers, home to the Duomo, world-renowned museums and breathtaking Renaissance masterpieces.

Local Amenities

Nearest Airport	Florence Airport (60 km)
Nearest Airport 2	Pisa Airport (101 km)
Nearest City	Florence (59 km)
Nearest Golf	Abbadia Golf (17 km)
Nearest Restaurant	Castellina in Chianti (6 km)
Nearest Supermarket	Coop (7 km)
Nearest Tennis	Associazione Sportiva F. C. Castellina in Chianti (8 km)



Nearest Town	Poggibonsi (11 km)
Nearest Train Station	Poggibonsi Train Station (11 km)
Nearest Village	Castellina in Chianti (6 km)

What we love

- Domus Area is recently renovated, luxury villa, nestled in the Chianti hills.
- Every morning you can tuck in to a delicious Tuscan breakfast either indoors or on the terrace overlooking the breathtaking local countryside.
- With 10 boutique-style bedrooms, a sumptuous spa area and open-plan living spaces, Domus Area is a gorgeous home away from home where you can enjoy a trip with family or friends.
- Outdoors, the home is wrapped in 9 hectares of private land, olive groves and gardens where you will find swimming pools, dining areas and stunning views.
- This historic home is the perfect base for exploring the countryside and the nearby villages such as Castellina in Chianti which is 6km away.

What you should know...

- If any of your party struggle with stairs, they could opt to use the ground floor bedroom which also offers an accessible bathroom.
- The second floor of the home boasts two spacious bedrooms and its own living space with kitchenette, it also has independent access so could be used by a family as a private apartment away from the rest of the group.
- There are plenty of extras you can book while staying here, including a private chef, yoga classes, massages, a driver and a bartender.
- Due to the rural setting, you will require a car. There is lots of on-site parking.

Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 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.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 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.
 Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **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?:** Outdoor only.
- **Minimum stay:** 3 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to 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.