

# Villa Laurenzi

**Region:** Tuscany **Sleeps:** 20

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## Overview

Nestled amidst the rolling hills and vineyards of an expansive, private estate, you will find Villa Laurenzi. This pastel-hued palatial villa is one of a handful of homes within the estate and can sleep up to 20 guests in comfort. During your stay, you can spend time visiting the on-site spa, restaurants and sporting facilities and also drive out to some of Tuscany's amazing cities such as Arezzo and Florence.

Set over four storeys, this 19th century villa has all the space you could need for a holiday with a larger group. Those travelling with the extended family or with a wider group of friends will enjoy the brilliant facilities here and the vast, tranquil grounds. The house overlooks the rest of the estate which includes a hamlet of buildings which are home to a selection of artisan shops, two restaurants, a bar and a spa. With only a few neighbours, expansive gardens and agricultural land around the house, this is the perfect place to stay for a country escape, with all of the facilities of a boutique hotel.

The whole house has been carefully and tastefully decorated in the style of the early 1800s, when the house was constructed. Each room has sumptuous décor with in-keeping furnishings and wallpaper. You will feel as if you have stepped back in time as you enter this beautiful villa. The facilities here are not outdated however and the house has Wi-Fi, air conditioning, flatscreen TVs and fantastic fitness equipment.

The home starts on the lower ground floor where you will find a wine cellar, a fully-equipped gym so you do not have to miss out on your usual workouts and a billiards room. There is also a huge indoor swimming pool on this floor as well as an inviting sauna. The ground floor is the social heart of the villa with a large living room, a dining room and a fully-fitted kitchen. There is also a smaller TV room which would be an ideal hang-out for the kids.

The bedrooms of Villa Laurenzi are spread out over the two remaining floors; a first-floor mezzanine and the second floor. There are ten bedrooms in total, all of which boast en-suite facilities and each have their own colour palettes and design features. If you do not require the full ten bedrooms, the home can be rented as a six-bedroom villa too, so it can be tailored to your needs.

Outdoors, the villa is enveloped by private gardens; one formal, Italian Renaissance garden with lovely planting and a water fountain and another which is more wild in appearance, with a private swimming pool and outdoor dining spaces. Guests can also access over 1000 hectares of vineyards, woodlands and private land within the estate.

When staying on this estate, guests will have plenty to see and do! You can dine out at the fine dining restaurant or the more laid-back eatery, followed by drinks at the bar. You are able to take part in wine tastings, truffle hunting walks, cookery classes, horse riding and let go of the stresses of day-to-day life by indulging in some me-time at the spa.



You can also access the brilliant sporting facilities such as tennis courts, a golf course, hiking and cycling trails and classes such as yoga classes. Kids are also well-catered for here with countless activities tailor-made for the little ones. It is hard to imagine a better place for a family break.

When you wish to see more of Tuscany, you have open countryside on your doorstep, charming villages within a few kilometers and the cities of Arezzo and Florence are easily accessed by car!

## Facilities

Walking/Hiking Paths • Air-Con • Golf Nearby • Tennis Court • Wine Tasting • Private Pool • Ideal for Kids • Romantic • Horse Riding • Historical Sites • Tennis Nearby • Wellness • Ideal for Teens • Chef/Cook Available • Wow Factor • Has Discount • Heated Pool • Special Offer • Pets on Request • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Laptop Friendly Workspace • Games Room • Gym/Fitness Room • Dishwasher • Microwave • Smart TV • Sauna/Steam • Wine Cellar • Working Fireplace/Woodburner • Heating • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Board games • Babysitting Available • On-Site Concierge • Breakfast Included • Children's books • Ideal for Babies & Toddlers • Baby bath • Pushchair

# Interior & Grounds

## Villa Interior (1100m<sup>2</sup>)

### Lower Ground Floor

- Wine cellar
- Billiards room with pool table, bar and fireplace
- Fully equipped gym
- Indoor heated swimming pool with garden views
- Sauna
- 2 x guest WC

### Ground Floor

- Entrance hall
- Living room with sofas, bookshelves, piano and fireplace
- Sitting room with TV
- Dining room with table seating 20
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Study
- Guest WC

### First Floor - Mezzanine Level

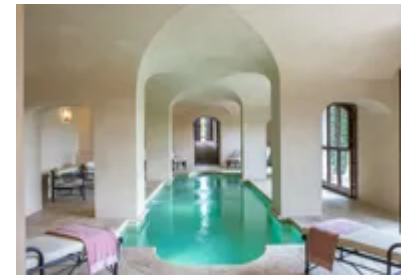
- 2 x bedroom with double-sized bed and en-suite bathroom with shower, bath, sink and WC
- 2 x bedroom with double-sized bed and en-suite bathroom with shower, sink and WC

### Second Floor

- Royal suite with sitting area, double-sized canopy bed, walk-in wardrobe and en-suite bathroom with bath, shower, sink and WC
- 4 x bedroom with double-sized bed and en-suite bathroom with shower, bath, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC

### Outside Grounds

- Private Italian Renaissance style gardens with fountain, lawns and established trees, within 1100 hectares of organic farmland
- Private swimming pool (15m x 7.5m, 2.7m deep) open



approximately Mid-May to September

- Covered dining terrace
- Courtyard with outdoor sofas
- Poolside sun loungers with parasols
- Bathroom in garden
- Barbecue
- Parking

#### Facilities

- Air conditioning
- Wi-Fi
- Flatscreen TV
- Pool table
- Gym equipment
- Iron and ironing board

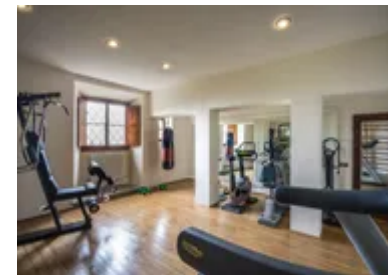
## Location & Local Information

With so much to keep you busy at Villa Laurenzi and within the estate, you may find that you wish to spend many of your days at the home, simply spending time together and making memories. When you do wish to venture out in to Tuscany, you will not have far to travel to find the closest villages, cities and woodland walks.

The nearest village to the home is few kilometers away, so you don't have to drive a long way for a peaceful morning coffee and a stroll around the atmospheric streets. The village, San Giustino Valdarno sits on a wooded hillside and is steeped in history as it hails from the Roman Era. While here you can visit the 11th century church, do a spot of shopping and dine out in one of the restaurants and cafes. Though the village is small, it is a great place to pick up some of the locally produced goods such as olive oil and wines. The village is just one of many dotted around the Tuscan countryside, there are so many that you could visit one every day.

If you prefer to spend your days getting to know a bustling city, you could drive to Arezzo which is 21km away by car. This gorgeous city is over 1000 years old and began as a small Etruscan settlement which has grown over time. The city was an important trading town in centuries gone by and was constantly caught in battles between Siena and Florence which explains why there is such a large fortress here. When visiting the city, a great place to start is the vast fortress which was rebuilt in the 16th century by the Medici who ruled over the area. Today the fortress houses a museum and is home to changing history and art exhibitions, there is also a park in the grounds where you can stop off for a rest. Other sights include the National Museum of Medieval and Modern Art and The Basilica of Saint Francis which is a church packed with frescoes and Renaissance art works. If you would rather spend your day indulging in the local café culture, you can simply wander around the labyrinth of pretty streets, going from café to café with a good book or picking up gifts to take home in the many shops. As evening falls, you can choose from wide range of eateries for dinner; you could opt for traditional Italian cuisine, or if you would prefer, there are an array of international restaurants so you could even have sushi for dinner.

It would be a shame to visit this part of Tuscany without visiting Florence for the day. The city is 62km away, so you can be sitting in the Piazza della Signoria with a glass of wine within an hour's drive. Art lovers will be in heaven when visiting Florence as some of the world's finest galleries can be found here; these include the Galleria dell'Accademia which is home to Michelangelo's statue of David and the fantastic Uffizi gallery. There is plenty more to see in the city too, so a great way to explore is with a knowledgeable tour guide.



## Local Amenities

Nearest Airport	<b>Aeroporto Amerigo Vespucci - Florence (74 km)</b>
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Nearest Airport 2	<b>Pisa International Airport (140 km)</b>
Nearest Bar/Pub	<b>Within the property</b>
Nearest City	<b>Florence (62km)</b>
Nearest Golf	<b>Within the property</b>
Nearest Supermarket	<b>(&gt;3 km)</b>
Nearest Tennis	<b>Within the property</b>
Nearest Town	<b>Arezzo (21 km)</b>
Nearest Train Station	<b>Montevarchi-Terranuova (20 km)</b>
Nearest Village	<b>(2 km)</b>

## What we love

- Villa Laurenzi is a stunning home set within an exclusive estate with origins in the 12th century. The gorgeous homes and hamlet of shops and restaurants are enveloped by 1100 hectares of organic farmland, providing an idyllic location for your holiday.
- Built in 1854 by the German princely Hohenlohe Waldenburg family, the historic Villa has the architectural features typical of 19th century residences, the Villa belonged to Duke Amedeo d'Aosta, a member of Italy's last royal family.
- The pastel pink, 19th century villa has plenty of space for a larger group as there are ten bedrooms available and plenty of living areas and outdoor spaces.
- The home offers the privacy of an independent holiday rental while providing guests with the facilities and leisure opportunities of a hotel.
- The villa is located within the rolling hills of Tuscany, you can reach the nearest village within 2km, while the city of Arezzo is just 21km away.

## What you should know...

- The indoor pool is open year-round and is heated apart from in the summer months.
- Five of the ten bedrooms can be set up as either twin rooms or doubles, offering flexibility to your party.
- If you would like to book a private chef, this can be arranged through the estate's excellent restaurant and will be billed per meal, so you could opt for just one meal from the chef or catering throughout your trip.
- While the villa has ten bedrooms, it can also be rented as a six-bedroom home if you do not need the whole building.
- There are lots of extra services and experiences guests can book while staying here, such as cookery classes, spa treatments, horse riding and truffle hunting.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** Credit card preauthorization is required by the owner upon arrival.
- **Arrival time:** After 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** Before 10.30 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a supplement might apply.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that your booking will only be confirmed once we have checked availability with the owner. Please note home security devices may be installed at the villa, please enquire for further information.
- **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?:** Not allowed.
- **Minimum stay:** 3 nights or 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 towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately Mid-May to September. 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.