

# Villa Bocaccio

**Region:** Tuscany   **Sleeps:** 10

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## Overview

Villa Bocaccio is a centuries-old home sitting amidst the rolling countryside and woodlands of Tuscany. Looking out over the breathtaking Val d'Orcia, this traditional stone home is the perfect place for those wishing to explore Tuscany's countryside and towns. The home sleeps up to ten guests in its five en-suite bedrooms, making it well-suited to a large family or a group of friends.

The villa is a historic home built with the local Radicofani stone. The building has plenty of space as it is set over three floors. Within the last few years, the villa has been carefully and tastefully renovated to preserve the original features and materials. In addition, the home has been beautifully decorated throughout with a blend of contemporary interior design, high-quality furnishings, antiques and artworks, which have been collected by owners from around the world.

The ground floor has a large living room with sofas and armchairs around a fireplace. The dining room is a lovely space with a large scenic mural on the walls and wooden beams on the ceiling. You can prepare your meals in the country-style kitchen! Also, on this floor, one of the five bedrooms: a double room with an en-suite bathroom.

On the first floor is another living room with a sofa and a TV, followed by two more bedrooms. One bedroom has a double-sized bed and a bathroom with a bath, plus shower, while the other room has a double bed and an additional single bed, suited to those with a child; this room has an en-suite shower room. The second floor is also home to a living room and two bedrooms; one double and one room with two twin beds.

Outdoors, you can unwind on the 10 hectares of land. Gazing out from the garden, you can soak in the fantastic views over the Val d'Orcia while you dine al-fresco under the covered pergola or as you swim in the private swimming pool.

The centre of the village of Radicofani is just a short stroll away from the home. This gorgeous medieval centre has everything you could need on your break.

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • Wine Tasting • Washing Machine • Villa • Historical Sites • Coffee Machine • Tennis Nearby • Cycling • Hairdryer • DVD • Walk to Village • Rural Location • Laptop Friendly Workspace • Cots (Cribs) • Private Pool • Chef/Cook Available • Country Estate • Transfers Available • Ideal for Kids • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Safety



Deposit Box • All Bedrooms En-Suite • Smart TV • Working  
Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## Villa Interior (400m2)

### Ground Floor

- Living room with sofas, armchairs, TV and fireplace
- Dining room with table seating 8
- Fully-fitted kitchen with oven, hob, dishwasher, microwave, toaster, blender, kettle and coffee maker
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC
- Guest WC

### First Floor

- Sitting room with sofa, TV
- Office space with sofa and desk
- Bedroom with private terrace, double-sized bed and en-suite bathroom with bath, shower, sink and WC
- Bedroom with double-sized bed, single bed and en-suite bathroom with shower, sink and WC

### Second Floor

- Sitting room with sofa and TV
- Bedroom with double-sized bed, walk-in wardrobe and en-suite bathroom with bath, shower, sink and WC
- Bedroom with two single beds, walk-in wardrobe and en-suite bathroom with shower, sink and WC

## Outside Grounds (3500m2)

- Gated landscaped gardens
- Private swimming Pool (12m x 4.5m, 0.8-1.5m deep) open approximately March to October
- Large covered terrace with outdoor sofas
- Al-fresco dining tables
- Pool side sun loungers and parasols
- Small tables and chairs
- Barbecue
- Parking

## Additional Facilities

- Wi-Fi- Air conditioning in all bedrooms, and living room
- Sky TVs
- Bluetooth speaker
- CD player
- Iron and ironing board
- Fitness equipment
- Cot (on request)





# Location & Local Information

Sitting at the edge of the medieval, hilltop village of Radicofani, overlooking the Val d'Orcia, Villa Bocaccio offers a fantastic location for those wishing to explore Tuscany from an idyllic base.

Close to the house, you will have access to the ancient Via Francigena pilgrim trail, which you can now follow through undulating hills and scenic pathways. Whether you would like to go on a gentle circular walk around the town or would prefer to hike or cycle along a lengthy route, this is a great setting for getting out in nature. This area is also renowned for its wine, which you can sample on tours of vineyards such as Tenuta del Trinoro, which is 14km away.

Embarking on a journey through the enchanting region of Tuscany, nestled in the heart of Italy, promises an unforgettable experience for those fortunate enough to stay in one of our splendid villas.

Enjoy a journey to Pienza, a UNESCO World Heritage site renowned for its Renaissance architecture. Stroll through the charming streets and indulge in the local Pecorino cheese, a culinary delight that reflects the region's gastronomic excellence. Montepulciano, famous for its Vino Nobile wine, is a must-visit destination for wine enthusiasts. The picturesque town boasts ancient cellars and vineyards, where you can partake in wine tastings while absorbing the stunning Tuscan landscapes.

In Montalcino, the birthplace of the illustrious Brunello wine, immerse yourself in the art of winemaking as you explore the town's historic vineyards and wine cellars. The beauty of Monticchiello, a medieval village untouched by time, lies in its rustic simplicity and warm hospitality.

## Local Amenities

Nearest Airport	Perugia Airport (90 km)
Nearest Airport 2	Florence Airport (157 km)
Nearest Bar/Pub	(>3 km)
Nearest Beach	Albinia (95 km)
Nearest Golf	Circolo Tennis (19 km)
Nearest Town	Siena (73 km)
Nearest Train Station	Chiusi-chianciano Terme (31 km)



Nearest Village	<b>Radicofani</b> (190 m)
Sightseeing	<b>Lake Trasimeno</b> (51 km)

## What we love

- Villa Bocaccio is a beautiful, historic stone home which has recently undergone full renovations.
- With five warm and welcoming bedrooms over three floors, the home has space to accommodate 10 guests.
- Outdoors, there is a garden spanning 10 hectares; out here there are covered terraces offering incredible views and an inviting private swimming pool.
- When staying at Villa Bocaccio, you will have easy access to the amenities of the lovely village of Radicofani.

## What you should know...

- As the feature staircase has no hand-rail, the home is not recommended for very young children.
- One of the bedrooms has an additional bed which would suit a child.
- Though the house is set in Radicofani, you will have plenty of amenities on your doorstep but you will need a car to visit other parts of Tuscany.

# Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4 p.m. and 7 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, with weekly change.
- **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. Please note external home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes and mid-stay cleaning also included. 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?:** Outside only.
- **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 towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately March 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.
- **Stag & Hen Do Allowed? :** Not allowed.
- **Property Licence Number:** IT052024C2LK48UH31