

# Villa Camucia

**Region:** Tuscany   **Sleeps:** 8

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## Overview

Burrowed in the picturesque landscapes of Tuscany, this traditional stone home offers an authentic and charming retreat overlooking wooded hills and verdant valleys. Enjoying a rural location, yet only 3km from the nearest town, Villa Camucia offers guests the best of both worlds.

The main villa is a two-storey masterpiece which exudes timeless appeal with original features like shuttered windows, terracotta floor tiles, and wooden ceiling beams. Recent, tasteful renovations mean the interiors combine antique charm with modern comfort, as the home boasts plush furnishings, soft lighting, Wi-Fi, and air conditioning.

This villa comprises two buildings: the main villa, a stunning three-bedroom stone home, and the annexe, a quaint cottage on the grounds. The ground floor of the main house unveils a beautiful living room where sofas and armchairs gather around a crackling fireplace, complemented by a TV and a much-appreciated wine cellar. A small dining space within this room adds to the cosy atmosphere, while a larger dining room nearby offers a backdrop for delicious evening meals. The country-style kitchen is fully equipped for culinary endeavours; you will find all the crockery and gadgets in the cupboards.

Ascending the original staircase, three bedrooms on the upper floor provide serene havens for restorative sleep. Two double rooms showcase honey-hued walls and subtle lavender tones in soft furnishings, capturing the essence of the local landscape. The third bedroom offers flexibility, accommodating either a double or twin beds. Two contemporary shower rooms serve these bedrooms, combining functionality with tasteful design.

A stroll through the manicured 3000m2 garden reveals the cosy annexe, a comfortable garden cottage accommodating two additional guests. The main room features a delightful sofa transforming into a double bed, accompanied by a dining table, a wood burner, and a well-equipped kitchen. A convenient shower room completes this cosy retreat.

Outdoors, the home's allure extends to multiple dining areas bathed in sunlight or shaded by surrounding greenery. Sun loungers beckon relaxation by the large private swimming pool, offering breathtaking views of the Tuscan landscape. The fragrant lavender, manicured lawns, and thoughtfully landscaped gardens enhance the ambience.

You must travel far from the villa to uncover ancient pilgrim trails, forested hiking routes and the charming town of Cortona. Just 3km away, the town offers plenty of eateries, plus lots to see and do.

Further afield, you can visit the beautiful Lake Trasimeno and spend your days shopping and soaking in some culture in cities such as Arezzo and Perugia.



# Facilities

BBQ • Washing Machine • Wi-Fi/Internet • Villa • Air-Con • Wine Tasting  
• Coffee Machine • Hairdryer • Historical Sites • Walking/Hiking Paths •  
Rural Location • Saltwater Pool • Maid Service Available • Private Pool •  
Cots (Cribs) • Water excursions/Boat trips • Pre-Stocked Fridge Available •  
Heated Pool • Ideal for Babies & Toddlers • Ideal for Teens • Pets on  
Request • Tumble Dryer • Dishwasher • Microwave • Satellite TV •  
Heating • High Chair(s) • Fenced Grounds • Parking Space • Tourist  
Towns & Villages

# Interior & Grounds

## Features

### Villa Interior

#### Main Villa(200sqm)

##### Ground Floor

- Living room with sofas, stone fireplace, and TV
- Dining room with table seating 6, bench and TV
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, American coffee machine, Italian moka, coffee pod machine and toaster
- Laundry room
- Guest WC

##### First Floor

- Bedroom king-sized double bed
- Bedroom with queen-sized double bed
- Bedroom with two single beds (can be made a double bed)
- 2 x bathrooms with shower, sink and WC

##### Annexe

- Open plan room with a double sofa bed, dining table and well-equipped kitchen
- Bathroom with shower, sink and WC

#### Outside Grounds (3000m2)

- Large garden with lawns, fragrant plants and towering trees
- Private swimming pool (4x8 meters, 1.20m- 1.65m deep) open beginning-March to end of September, heated with solar collectors
- Covered dining terraces
- Built-in seating space
- Sun loungers
- Outdoor shower
- Parking (for 5 cars)
- Barbecue

#### Facilities

- Wi-Fi
- Air conditioning(only in the bedrooms)
- Central heating
- TV with Sky
- BOSE sound system
- Washing machine
- Iron and ironing board
- Hairdryers
- Mosquito nets





# Location & Local Information

Escape on a holiday to the serene landscapes of Tuscany. Villa Camucia is surrounded by tree-filled hills and is just 3km away from the enchanting town of Cortona. This setting is a wonderful base for exploring more of Tuscany. Your Tuscan escape begins at the attractive accommodation, immersed in the rolling hills and olive groves that characterise the region. The air here is scented with the fragrance of cypress trees and historic vineyards, creating an atmosphere of serenity that instantly washes away the stresses of everyday life.

Cortona, is your closest town and is just 3km away. This historic town, perched on a hill, beckons you to explore its narrow cobblestone streets and discover its rich cultural heritage. Cortona exudes an authentic old-world charm from the Piazza della Repubblica to the imposing Medici Fortress. Here, you can find artisan stores, boutique shops, and delightful cafes to enjoy a leisurely espresso or indulge in delicious gelato in the sun. Cortona has a great range of amenities, eateries and attractions, making the town handy to have so close to the home.

The surrounding Tuscan countryside offers a relaxing haven to get out in nature. Enjoy lazy afternoons lounging by your private pool, surrounded by lush gardens and panoramic views of the rolling hills. Bask in the warm Mediterranean sun and feel the gentle breeze whispering through the olive branches. You can take walks and hikes from the home through the hills and along ancient pilgrim trails. You can also visit incredible lake beaches and go on boat trips at the nearby Lake Trasimeno.

For those seeking cultural excursions, the city of Arezzo is just 32km away. Known for its stunning medieval architecture, the city invites you to wander through its historic centre and visit the renowned Basilica of San Francesco. The frescoes in the Basilica provide a glimpse into the artistic brilliance of Piero della Francesca. If you wish to learn more about the city, you could book a guided tour with a knowledgeable local guide; there are even tours which focus on wine tastings, or you would prefer a foodie tour. After a day of sightseeing, you can dine on traditional pasta dishes in a tucked-away trattoria in the pretty back streets.

Whether you choose to unwind in the tranquillity of your private villa, explore the historic streets of Cortona, or venture to nearby cities like Arezzo, your Tuscan holiday promises a harmonious blend of relaxation, culture, and culinary delights in one of Italy's most enchanting regions.

## Local Amenities

Nearest Airport	Perugia Sant'Egidio (60km)
Nearest Airport 2	Florence (110km)
Nearest Airport 3	Pisa (180km)



Nearest Golf	(25km)
Nearest Restaurant	Camucia-Cortona (3km)
Nearest Tennis	(10km)
Nearest Town/City	Arezzo (35km)
Nearest Train Station	Camucia-Cortona (3km)
Nearest Village	Camucia-Cortona (3km)

## What we love

- Villa Camucia is a beautiful mix of traditional Tuscan style with modern touches, which creates an idyllic place to stay.
- The home offers three bedrooms within the main villa as well as a separate dwelling on the grounds, allowing eight guests to stay here comfortably.
- The garden here is the perfect place to unwind; swim in the private heated(solar collectors heated pool) pool as you gaze out over the rolling hills.
- Though the villa enjoys a rural setting, you are just 3km away from the amenities and attractions of Cortona.

## What you should know...

- Air conditioning is available in the bedrooms.
- Guests with mobility problems and children should be aware that the garden is tiered and there are several staircases in the home and grounds, please take care.
- Due to the rural setting, guests will need a car to visit some of Tuscany's amazing towns; there is a covered parking area here.
- Villa Camucia is made up of the main villa which sleeps up to 6 guest with 3 double bedrooms, and an adjoining annexe which can sleep up to 2 guests in 1 double sofa bed and offers additional privacy. Please see the 'Features' tab for further details.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16:00 - 20:00. 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, weekly changed.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet per week will apply (payable locally).
- **Other Ts and Cs:** Villa Camucia is made up of the main villa which sleeps up to 6 guest with 3 double bedrooms, and an adjoining annexe which can sleep up to 2 guests in 1 double sofa bed and offers additional privacy. Please see the 'Features' tab for further details. Weddings, stag/hen parties and any special events are not allowed. 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 that a cot and highchair are available upon request, payable locally.
- **Changeover day:** Saturday. Any other day 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?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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 March to end of 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.
- **Property Licence Number:** CIN: IT051017C27824X8UQ