

Villa Bagnolo

Region: Tuscany Sleeps: 10

Overview

Villa Bagnolo is a five-bedroom home sitting in beautifully manicured grounds. With panoramic views over the surrounding undulating hills and dramatic valleys, this is a picture-perfect base for discovering more of Tuscany.

This expansive villa, spanning two floors, epitomises the charm of a nineteenth-century farmhouse. The rustic stone exteriors and quaint shuttered windows offer a glimpse of the breathtaking views that unfold in the garden and the immediate countryside.

Upon crossing the threshold, a luminous and inviting living room awaits on the ground floor, adorned with sofas arranged around a large stone fireplace and a television. Preserving its historical character, the original ceiling beams and floors contribute to the timeless appeal of the interior. The ground floor also features a well-equipped kitchen, boasting a delightful country-style ambiance. The adjacent room emerges as the heart of the home, offering both a comfortable sitting area and a dining space surrounding a cozy fireplace which makes for a perfect setting for shared meals and intimate gatherings. The ground floor of this charming villa boasts two pleasant bedrooms, each with its unique appeal. One features an ensuite bathroom for added convenience, while the other provides access to a spacious family bathroom, ensuring a comfortable stay for all.

Venturing upstairs, an additional living room beckons, complete with a sofa bed that accommodates extra guests or could be used as a chill-out zone for the kids, away from the adults. The upper level also houses three more welcoming bedrooms, each is a lovely double room, and all are equipped with ensuite bathrooms. Two of these bathrooms offer the convenience of a shower, while the third indulges guests with a bathtub for a luxurious and



relaxing soak.

The garden here is vast and filled with varying shades of green coming from the lawns and the towering trees. This outdoor space is your own peaceful sanctuary, where you can spend hours chatting and sun bathing with your nearest and dearest. The pool is the focal point of the garden, though there are also dining terraces and even a jacuzzi which is welcomed after a long walk in the nearby hills.

There are amenities such as shops and restaurants dotted around in small villages within a few kilometres of the home. For a larger selection, you should visit the gorgeous village of Cortona which is 14km away, perched on a hillside offering incredible views.

Facilities

Private Pool • Rural Location • Great Value • Villa • Ideal for Teens • Pets on Request • <1hr to Airport • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space

Interior & Grounds

Ground Floor

- Living room with fireplace, sofa and Sat TV
- Well equipped kitchen (oven, fridge, freezer, dishwasher, microwave, american coffe -machine, moka, toaster, boiler)
- Dining room with small annex living room with Sat TV
- Double room with bathroom with shower
- Double room
- Bathroom with shower

First Floor

- Living room with 2 single beds(on request)
- Double room with bathroom with shower
- Double room with bathroom with shower
- Double room with bathroom with bathtub

Exterior Grounds

- Private swimming pool
- Large garden and terrace area
- Outdoor laundry room
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor jacuzzi
- Private parking
- Stone barbecue
- Gazebo

Additional Facilities

- WI-FI connection
- Satellite TV
- DVD player
- Music system
- Washing machine
- Iron and ironing board
- Hairdryers

Property License Number: 051017AAT0125



Location & Local Information

This typically Tuscan home sits in the heart of Italy's rural pastures. In a landscape filled with olive groves and vineyards, you can truly get away from it all and relax here. Spend your days exploring ancient pilgrim trails and enjoying leisurely lunches in tiny hilltop villages, this is a fabulous base for your holiday.

Due to the rural location of Villa Bagnolo, guests can make the most of their natural surroundings. On your doorstep you have access to idyllic walking routes in areas such as the Monte Della Piana which offers everything from long walks to challenging peaks. If this sounds a bit too energetic, why not pay a visit to a local vineyard for a wine tasting and tour, Baracchi Winery is a great choice and is 17km away.

As well as the fantastic countryside, within driving distance of the house, you will also find an array of little villages and bustling towns. One of the best-loved is the enchanting hilltop village of Cortona, situated 14km away. This picturesque village has an elevated position, perched 500 meters above sea level, offering captivating views of the famous Val di Chiana below. Cortona is home to a vibrant market, artisan shops, and a diverse array of eateries waiting to be explored. The village also boasts an array of museums and historical attractions, featuring ancient churches and the remarkable Fortress del Girifalco.

Situated 32km away, Castiglione del Lago is one of the area's larger towns and is perched on a promontory with captivating views of the serene waters of Lake Trasimeno. In the 13th century, Emperor Frederick Barbarossa oversaw the reconstruction of the original town, coinciding with the creation of the impressive Castello del Leone. This staggering castle, along with its encircling walls, is open for exploration, revealing a glimpse into the town's rich history. Within the castle grounds lies an ancient church and an open-air theatre, adding to the allure of the site. Commencing your exploration from the picturesque Palazzo del Comune, a square adorned with



Renaissance-style buildings, sets the perfect tone for wandering the town's enchanting streets. As you meander through the streets, you'll encounter numerous artisan shops, charming cafes, and friendly restaurants.

Just outside of Castiglione del Lago, you will find three beaches on the shores of Lake Trasimeno which are easily accessible. Visitors can also embark on ferries to explore the small islands on the lake or indulge in scenic boat trips. For outdoor enthusiasts, Castiglione del Lago serves as a gateway to hiking routes and opportunities to partake in various water sports.

Local Amenities

Nearest Airport	Arezzo Airport (43 km)
Nearest Village	Cortona (14 km)
Nearest Town/City	Arezzo (43 km)
Nearest Restaurant	Pizzeria Trattoria (7 km)
Nearest Bar/Pub	Bar Parny
Nearest Supermarket	Eurospar (18 km)
Nearest Beach	Sassonia di Fano (143 km)
Nearest Golf	Antognolla Golf Course (54 km)

What we love

- This stunning 19th century home offers guests a historic setting with recently updated interiors.
- With five spacious bedrooms and multiple living rooms available here, this lovely home is the ideal setting for a trip for a large group of friends or the extended family.
- The oasis-like garden is the perfect place for a swim in the private pool surrounded by floral planting and towering fir trees.
- The closest shops and countryside restaurants can be found 4km away, while the town of Cortona is just 14km away.

What you should know...

- There is an additional 2 single beds (on request at extra cost per week of 100€) available meaning the house can sleep up to 12 guests.
- The stunning gardens are the ideal setting for parties and intimate weddings which can be arranged on request.
- Guests staying at Villa Bagnolo will need to arrive by car due to the rural location.
- Please note that in the living room upstairs can be added 2 single beds or double beds upon request at extra cost per week. Please enquire.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16:00 - 19:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price. Extra bed linen and towels on request, extra cost to be paid locally. Please enquire for further info.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet (paid locally).
- **Other Ts and Cs:** Please note that a cot and highchair are available upon request, payable locally. Your booking will only be confirmed once we have checked availability with the owner or their property manager. 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 in the living room upstairs can be added 2 single beds or double bed upon request. Please enquire. There is an additional 2 single beds (on request at extra cost per week of 100€) available meaning the house can sleep up to 12 guests.
- **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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Not included in the rental price, extra €4/h, to be paid locally.
- **Pool heating charge?:** Not available on this property.
- **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, included in the rental price.
- **Pool opening dates?:** The pool is open approximately beginning of April to end of 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? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** IT051017B56MNEGP23