

Villa Catrosse

Region: Tuscany **Sleeps:** 12

Overview

Nestled in breathtaking Tuscan countryside, Villa Catrosse is a spacious 17th-century stone farmhouse beautifully restored to blend historical character with modern comfort. Original features such as exposed ceiling beams, terracotta tiles, open fireplaces and shuttered windows remain, while Wi-Fi, central heating and satellite TV add contemporary ease.

The villa is divided into two independent dwellings, each with its own private entrance opening onto the expansive garden—ideal for two families or a large group seeking both shared space and privacy.

The first dwelling offers a welcoming living room, dining area, small kitchen, and two double bedrooms, each with an en-suite bathroom.

The second dwelling features two generous living rooms—one with a charming stone fireplace—a fully equipped kitchen and a dedicated dining space. It includes four double bedrooms, each with an en-suite or access to a family bathroom, providing versatile and comfortable accommodation.

Outdoors, the villa unfolds into a glorious garden of sweeping lawns, shady trees and panoramic valley views. Guests can relax on sun loungers, dine al fresco on scenic terraces, or cool off in the private swimming pool, all while surrounded by tranquil countryside.

From Villa Catrosse, guests can easily enjoy local village life and outdoor adventures. The nearest village, Cortona, just a short stroll away, is famed as one of Italy's most beautiful, offering cafés, shops and historic sites. The surrounding area also provides abundant walking and hiking trails, mountain-biking routes and opportunities for



horse riding—perfect for those wishing to experience the Tuscan landscape up close.

Facilities

BBQ • Washing Machine • Villa • Coffee Machine • Wi-Fi/Internet • Hairdryer • Chef/Cook Available • Great Value • Walk to Village • Rural Location • Cots (Cribs) • Maid Service Available • DVD • Private Pool • Pre-Stocked Fridge Available • Cooking Classes Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Teens • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities

Interior & Grounds

Unit One

Ground Floor

- Living and dining room with garden access, sofas, fireplace, TV and dining table seating 4
- Kitchenette with oven, hob, fridge freezer, kettle and toaster
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC

First Floor

- Concierge room (accessed from outdoors)

Unit Two

Ground Floor

- Living room and dining room with sofas, fireplace, TV, piano and dining room seating 10
- Sitting room with sofa
- Fully-fitted kitchen with garden access, dining table, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Guest WC

First Floor

- Living room with sofas and fireplace
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC
- 2 x bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

Outside Grounds (4000m2)

- Large lawned garden with panoramic views
- Private swimming pool (4m x 8 m, 1.2m- 1.8m deep)
- Al-fresco dining terraces
- Sun loungers and parasols
- Outdoor shower
- Barbecue
- Pizza oven
- Parking

Additional Facilities

- Wi-Fi
- Central heating
- Music system
- Iron and ironing board
- Baby cot and high chair (on request)



Location & Local Information

Nestled in the captivating surroundings of the ancient village of Cortona, this villa offers the perfect balance between Tuscan countryside tranquillity and vibrant village life. Just 500 metres from Cortona’s centre, guests can easily explore its medieval streets, charming squares and historic landmarks. Wander through Piazza della Repubblica, admire the town hall and clock tower, and enjoy sweeping views over the Val di Chiana from the steps of Palazzo del Comune. Cortona’s rich past is also reflected in its ancient churches, including the Cathedral of Santa Maria Assunta with its impressive frescoes.

Only 4km away, the neighbouring village of Camucia provides additional shops, cafés and a larger supermarket, ideal for everyday essentials.

Beyond the village, the surrounding countryside invites nature lovers to discover scenic hiking trails, rolling hills, and family-run vineyards offering memorable wine tastings. A short 17km drive brings guests to Lake Trasimeno, a peaceful destination perfect for lakeside picnics, gentle walks, and boat trips to its charming islands.

The villa is also well located for day trips to Tuscany and Umbria’s cultural gems. Arezzo (30km) welcomes visitors with its remarkable medieval heritage and renowned frescoes by Piero della Francesca in the Basilica of San Francesco. Further afield, Perugia (50km) enchants with its lively historic centre, striking architecture, artisan shops, and celebrated chocolate factories.

Local Amenities

Nearest Airport	Arezzo Airport (30 km)
Nearest Airport 2	Perugia (42 km)
Nearest Bar/Pub	Cortona (500 m)



Nearest Beach	Sassonia di Fano (145 km)
Nearest City	Florence (115 km)
Nearest Golf	Valdichiana Golf Club (22 km)
Nearest Restaurant	Cortona (500 m)
Nearest Supermarket	Cortona (500 m)
Nearest Town	Arezzo (30 km)
Nearest Train Station	Camucia Cortona (4 km)
Nearest Village	Cortona (500 m)

What we love

- Villa Catrosse is a lovingly restored 17th century farmhouse which offers panoramic views over the Tuscan landscape.
- Divided between two independent dwellings, the home offers plenty of living space and six double bedrooms, making it ideal for two families or groups of friends.
- Outdoors there are grounds which span 4000m² and offer lovely dining spaces and a private swimming pool.
- The amenities and attractions of Cortona are just a short stroll away, meaning you won't have far to go for your morning coffee.

What you should know...

- Though the house is not air conditioned, you will be kept cool by the thick stone walls and tiled floors.
- On the second floor of one of the dwellings, there is a room for concierge staff. This has a separate entrance and will cause no disturbance to you.
- The villa comprises of two separate units with their own entrances which can only be rented together, meaning it is ideal for two families travelling together.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.
- A car is highly recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €700 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16:00 - 18:00
- **Departure time:** 08:00-10:00
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Not included in the rental price, extra €390 for 1 week, to be paid locally in cash. Additional cost of €180 for each extra week. 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 €5/cubic meter, 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 person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Not included in the rental price, extra €5 per person per week, to be paid locally.
- **Pool opening dates?:** The pool is open approximately beginning of May to mid-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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.