

# Villa Chiana

Region: Tuscany   Sleeps: 13

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## Overview

Villa Chiana is a charming farmhouse-style retreat set in the peaceful Tuscan countryside, offering sweeping views of rolling hills and plenty of space for larger groups. Thoughtfully divided into three independent apartments, the villa provides the perfect balance of privacy and togetherness—ideal for families or friends travelling as one party. Each group enjoys exclusive use of the entire property, including the expansive gardens, ensuring a serene and secluded stay.

Every apartment welcomes guests with warm, rustic character, featuring wooden ceiling beams, terracotta floors, and inviting fireplaces, all harmoniously paired with modern comforts such as air conditioning, TVs, and fully equipped kitchens. Two apartments each offer two bedrooms, while the third features three bedrooms, creating a flexible layout for groups of different sizes. All apartments include their own kitchen, dining area, living room and contemporary bathrooms, allowing guests to comfortably retreat to their private space whenever they wish.

For time spent together, guests can gather in one of the apartments or head outdoors to the beautiful garden, where al-fresco dining is a highlight. A wood-burning oven and barbecue make leisurely outdoor meals a pleasure, while panoramic countryside views complete the perfect Tuscan setting.

The villa's private pool offers a refreshing escape on warm days, surrounded by ample space to relax under the sun. Beyond the garden, the surrounding landscape invites activity and exploration, with access to walking and hiking trails, mountain biking routes, and opportunities for horse riding and climbing across the Val di Chiana.



Historic towns and villages are also within easy reach, including the ancient hilltop village of Cortona, just 11km away, where shops, cafés and centuries of history await.

## Facilities

Hairdryer • Carbon Monoxide Detector • BBQ • Washing Machine • Villa • Coffee Machine • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Rural Location • Maid Service Available • Great Value • Laptop Friendly Workspace • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space

# Interior & Grounds

## *Apartment One*

- Living room with stone fireplace, sofa and satellite TV
- Kitchen with oven, hob, microwave, fridge freezer, dishwasher, American coffee machine, Moka pot and toaster
- Dining room
- Bedroom with double-sized bed
- Bedroom with one single bed
- Bathroom with shower, sink, bidet and WC

## *Apartment Two*

- Living room with sofas, TV, fireplace and large dining table
- Fully-fitted kitchen with dining table, oven, hob, microwave, fridge freezer, dishwasher, American coffee machine, Moka pot and toaster
- Bedroom with double-sized bed and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bedroom with bunk bed
- Bathroom with shower, sink, bidet and WC

## *Apartment Three*

- Open plan room with garden access, small kitchen, dining table, sofas and TV
- Bedroom with double-sized bed or two twin beds
- Bedroom with two twin beds
- Bathroom with shower, sink, bidet and WC
- Guest WC

## *Exterior Grounds*

- Large garden with lawns and olive trees
- Private swimming pool with whirlpool feature (6m x 12m, 1m- 1.7m deep) open from mid-May to September
- Pergola with dining table
- Sun loungers
- Outdoor shower
- Barbecue
- Parking

## **Additional Facilities**

- Air conditioning
- Wi-Fi
- Central heating
- Fireplaces
- Iron and ironing board
- Baby chair and cot (on request)





## Location & Local Information

Perched on a peaceful hillside overlooking olive groves and rolling Tuscan hills, Villa Chiana is perfectly positioned for exploring the beautiful Val di Chiana and its charming nearby towns.

Just 1km away, the village of Farneta offers a taste of authentic Tuscan life, with traditional eateries and a handy minimarket. A little further afield lies Cortona (11km), one of Italy's most celebrated medieval villages. Its cobbled streets, historic churches, lively piazzas and sweeping valley views make it an unmissable destination. Here you'll also find cafés, artisan shops, excellent restaurants and a vibrant weekly market.

Closer still, Camucia (9km) provides a more local, everyday atmosphere. Its shops, cafés and markets reveal the quieter rhythms of Tuscan life—ideal for those wishing to escape the crowds and discover regional flavours.

Wine lovers will be in their element, with renowned vineyards close by offering tastings, tours and the chance to learn about traditional winemaking. For nature enthusiasts, the surrounding countryside is filled with scenic walking and hiking trails winding through rolling hills and open farmland, inviting long days outdoors.

Several rewarding day trips are also within easy reach. Montepulciano (20km) enchants with its medieval architecture, elegant squares and celebrated VINO Nobile wine—an essential stop for culture and wine enthusiasts. Meanwhile, the lakeside town of Castiglione del Lago (23km), set on the shores of Lake Trasimeno, offers a historic fortress, charming old town and sandy lake beaches perfect for picnics, gentle swims and relaxing afternoons in the sun.

With charming villages, historic towns, vineyards and stunning landscapes all close by, Villa Chiana sits at the heart of a truly captivating region.

## Local Amenities



Nearest Airport	Arezzo Airport (43 km)
Nearest Bar/Pub	Bettolle (9 km)
Nearest Beach	Sassonia di Fano (163 km)
Nearest City	Florence (102 km)
Nearest Golf	Valdichiana Golf Club (9 km)
Nearest Restaurant	Bettolle (9 km)
Nearest Supermarket	Coop (7 km)
Nearest Town	Arezzo (45 km)
Nearest Town/City	Arezzo (46 km)
Nearest Train Station	Camucia Cortona (10 km)
Nearest Village	Camucia (10 km)

## What we love

- Villa Chiana is a typical Tuscan farmhouse which has been renovated extensively in recent years.
- Three separate apartments offer accommodation for a group of up to 13 guests, making this home perfect for a large group.
- Outside, the villa is enclosed by a stunning garden with a private swimming pool which overlooks the rolling hills.
- The villa enjoys a country setting, yet you can easily access villages such as Farneta, Cortona and Camucia.
- A car is highly recommended to explore the local area.

## What you should know...

- Use of the heating or air conditioning will incur a separate charge.
- The rural setting of the home means that guests should bring a car in order to see more of the surrounding area.
- The large home is divided in to three separate apartments offering privacy to smaller families travelling with a larger group.
- 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 - 20:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes, included in the rental price. Usage of air conditioning is not included in the rental price, extra €0.50/kWh, to be paid locally.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that a cot and highchair are available upon request, payable locally. <br> Your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> 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. <br> Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included in the rental price, extra €200 to be paid locally. 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 €70/day, 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?:** Not included in the rental price, please enquire.
- **Pool opening dates?:** The pool is open approximately mid May 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.