

Villa Chiana

Region: Tuscany **Sleeps:** 13

Overview

Villa Chiana is an pretty, farmhouse-style residence nestled in the serene Tuscan countryside, offering panoramic views of rolling hills and providing a tranquil retreat for a sizable group. This unique villa is thoughtfully divided into three independent apartments, ensuring privacy and exclusivity for the fortunate occupants.

Reserved for a single party at a time, guests have the privilege of enjoying all three apartments and the vast surrounding gardens, fostering a sense of seclusion and connection with the picturesque landscape. Each family or group is able to retreat to their own apartment when they wish and come back together to socialise with ease.

Regardless of the chosen apartment, guests are welcomed into a warm and inviting atmosphere. Traditional elements such as wooden ceiling beams, fireplaces, and terracotta tiles seamlessly coexist with modern conveniences, including state-of-the-art kitchen appliances, TVs, and air conditioning.

The accommodations consist of two apartments with two bedrooms each and another with three bedrooms. Each apartment is generously appointed with a well-equipped kitchen, a dining space, a cozy living room, and contemporary bathrooms, offering a perfect balance between rustic charm and contemporary functionality.

For communal gatherings, guests can reunite in one of the apartments or choose to gather in the large garden. Here, al-fresco dining becomes an enticing option, facilitated by a wood-burning oven and barbecue, allowing guests to devour meals while taking in the breathtaking views.

Adding to the allure of Villa Chiana is a private pool, a refreshing oasis that beckons on warm days. Guests can



unwind, cool off, and enjoy leisurely moments amidst the picturesque surroundings.

Near to the villa, you can easily reach walking and hiking routes as well as sporting activities such as climbing, horse riding and mountain biking. The area in and around the Val Di Chiana offers some of Italy's finest outdoor spaces and unrivalled views for nature lovers to enjoy.

Also close to the home you can find an array of villages and towns brimming with shops, cafes and historic sites. One of these is the ancient village of Cortona which is 11km away.

Facilities

Air-Con • Rural Location • Great Value • Villa • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • Washing Machine • Microwave • Coffee Machine • Satellite TV • 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 hydromassage feature (6m x 12m, 1m- 1.7m deep) open from mid-May to September
- Pergola with dining table
- Sun loungers
- Outdoor shower
- Wood burning pizza oven
- Barbecue
- Parking

Additional Facilities

- Air conditioning
- Wi-Fi connection
- Central heating
- Fireplaces
- Satellite TV
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



Property License Number: 051017CAV0061

Location & Local Information

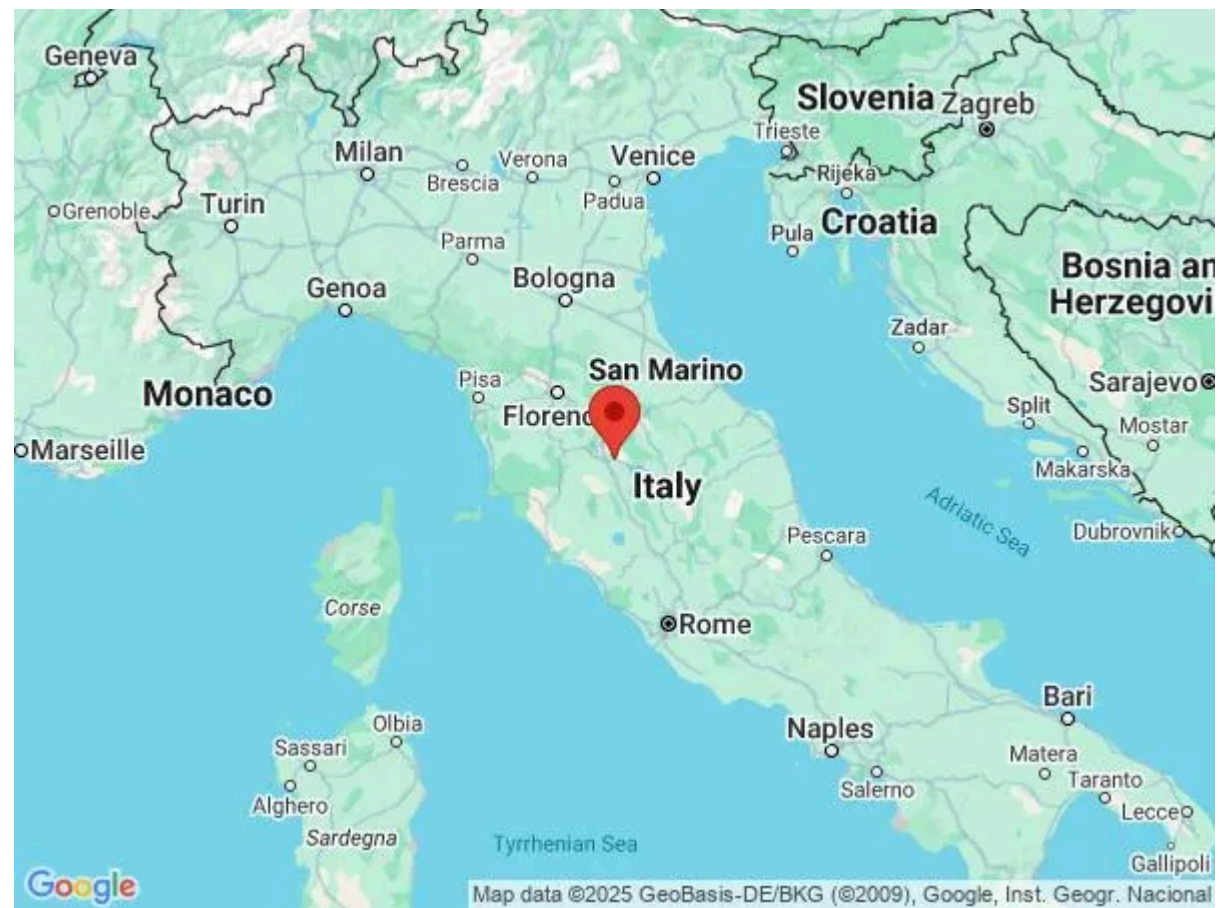
Perched on a hillside, overlooking the verdant hills and olive groves of Tuscany, Villa Chiana is a wonderful base which allows guests easy access to the stunning Val Di Chiana and a range of nearby towns.

A holiday in the enchanting area around Cortona in Italy offers guests an array of activities and excursions. Situated just 1km away, the charming village of Farneta beckons with its local charm, providing an authentic glimpse into Tuscan life. Here you will find a few traditional eateries and the local minimarket.

Venturing a little further, you can pay a visit to Cortona, located 11km away. The village is medieval gem which invites exploration of its historical treasures, including ancient churches and charming piazzas. The ascent to Cortona's elevated position rewards visitors with breathtaking vistas of the surrounding valleys, creating an unforgettable experience. You will also find a selection of shops, cafes, restaurants and a thriving market here. Cortona is known as one of the most beautiful villages in Italy and should not be missed!

Just 9km from the villa, the village of Camucia offers a change of scenery with its own unique character. Strolling through its streets, guests encounter local shops, cafes, and markets, providing an opportunity to discover the authentic flavours of the region. Less well-known that Cortona, this is a more typical Tuscan village where locals chat in the squares and do their shopping.

Wine enthusiasts will find the nearby vineyards a source of joy. With several renowned wineries in the vicinity, visitors can partake in wine tastings, guided tours, and an immersive experience into the art of winemaking. For those seeking to explore the natural surroundings; hiking opportunities abound in the surrounding countryside. Trails winding through the rolling hills offer panoramic views of the picturesque landscape, allowing outdoor enthusiasts to immerse themselves in the serene beauty of Tuscany.



Day trips from the villa open up avenues to explore nearby treasures. Montepulciano, a mere 20km away, welcomes guests with its historic charm and renowned wine culture. The town's medieval architecture, picturesque squares, and the opportunity to taste the famous Vino Nobile di Montepulciano make for an enriching day trip.

Another captivating destination is Castiglione del Lago, situated 23km away. This lakeside town, perched on the shores of Lake Trasimeno offers a historical fortress and delightful lakeside promenade. A day trip here offers a serene retreat and the chance to indulge in a spot of sunbathing at the countless lake beaches!

Local Amenities

Nearest Airport	Arezzo Airport (43 km)
Nearest Village	Camucia (10 km)
Nearest Town/City	Arezzo (46 km)
Nearest Restaurant	Hotel Ristorante Farneta (2 km)
Nearest Bar/Pub	Beverya (8 km)
Nearest Supermarket	Coop (7 km)
Nearest Beach	Sassonia di Fano (163 km)
Nearest Golf	Valdichiana Golf Club (9 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.
- **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. 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 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.

 Usage of air conditioning is not included in the rental price, extra €0.50/kWh, 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.
- **Property Licence Number:** IT051017B4QFQJBZCN