

# Villa Farneta

**Region:** Tuscany   **Sleeps:** 4

---

## Overview

Villa Farneta is a charming two-bedroom retreat nestled in the rolling Tuscan hills, perfectly positioned for exploring the region's picturesque villages and countryside. Ideal for 4–6 guests, this inviting former farmhouse feels like a true home away from home, offering spacious rooms, original features, and a warm, authentic atmosphere.

At its heart is a welcoming open-plan living area with a generous corner sofa, feature fireplace and TV, flowing into the well-equipped kitchen and dining space. Here you'll find modern comforts such as a dishwasher and coffee machine, while a solid-wood dining table sets the scene for relaxed meals. For added flexibility, a cosy attic sitting room—accessed via a spiral staircase—can provide additional sleeping space if needed.

Two serene double bedrooms, each with wrought-iron beds and garden views, share a family bathroom and offer peaceful places to unwind at the end of each day.

Outside, sweeping lawns and a private pool create a tranquil haven surrounded by gorgeous rural scenery. Sun loungers, shaded dining areas and the gazebo make the garden ideal for al-fresco meals, lazy afternoons and taking in the beauty of the Tuscan landscape.

The villa is close to charming villages, scenic hiking routes and historic sites, while day trips to Arezzo and Perugia—both rich in art, history, churches and excellent dining—add even more to explore.



## Facilities

Wi-Fi/Internet • Carbon Monoxide Detector • BBQ • Washing Machine • Villa • Coffee Machine • Hairdryer • Air-Con • Cots (Cribs) • Private Pool • Maid Service Available • Ideal for Babies & Toddlers • Ideal for Kids •

Ideal for Teens • Dishwasher • Microwave • Satellite TV • Working  
Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds •  
Parking Space

# Interior & Grounds

## The Villa

### Ground Floor

- Open-plan room with corner sofa, TV, fireplace and dining table seating 6
- Adjoining kitchen with oven, hob, microwave, fridge freezer, dishwasher, coffee machine, kettle and toaster
- 2 x bedroom with double-sized bed
- Loft room with double-sofa bed (hired on request)
- Bathroom with shower, washing machine, sink, bidet and WC
- Guest WC

### Exterior Grounds

- Large manicured garden with floral planting
- Private swimming pool (8m x 4m, 1.2m- 1.5m deep) open May to mid-October
- Gazebo with dining table
- Sun loungers and parasols
- Barbecue
- Parking

### Additional Facilities

- Air conditioning
- Wi-Fi connection
- Central heating
- Satellite TV
- Baby cot and high chair (on request)





# Location & Local Information

Nestled amidst rolling hills with sweeping views of fields and olive groves, Villa Chiana offers an ideal base for exploring the picturesque Val di Chiana and its charming neighbouring towns. This tranquil corner of central Italy provides a perfect blend of countryside relaxation and cultural discovery.

Just 1km away, the village of Farneta offers traditional eateries and a minimarket—an authentic glimpse into everyday Tuscan life. A short drive brings you to Cortona (11km), one of the region’s most captivating medieval villages. Encircled by ancient walls, Cortona invites visitors to explore historic churches such as the impressive Basilica of Santa Margherita, wander lively piazzas, browse artisan shops and soak up breathtaking valley views from its hilltop cafés.

Outdoor lovers will find ample opportunities for hiking, with trails weaving through rolling hills, scenic valleys and former pilgrim routes. Wine enthusiasts are also well catered for, with renowned vineyards nearby offering tastings and guided tours—Fattoria Cantagallo, just 6km away, is a particularly worthwhile stop.

For enriching day trips, Montepulciano (20km) enchants with its medieval architecture, grand piazzas and world-famous Vino Nobile wines, while Castiglione del Lago (23km) provides a refreshing lakeside escape. With its historic castle, sandy lake beaches and calm waters perfect for paddling, it’s a wonderful destination for families and nature lovers alike.

## Local Amenities

Nearest Airport	Arezzo Airport (42 km)
Nearest Bar/Pub	Bar La Stazione (10 km)
Nearest Beach	Spiaggia di Villanova (175 km)



Nearest City	<b>Siena</b> (60 km)
Nearest Golf	<b>Valdichiana Golf Club</b> (8 km)
Nearest Restaurant	<b>Pici &amp; Co.</b> (9 km)
Nearest Supermarket	<b>Eurospin</b> (7 km)
Nearest Town	<b>Arezzo</b> (45 km)
Nearest Train Station	<b>Montepulciano</b> (19 km)
Nearest Village	<b>Camucia</b> (12 km)

## What we love

- Villa Farneta enjoys access to Tuscany's rolling countryside and yet is also close to a wonderful selection of hilltop villages.
- This charming farmhouse has two double bedrooms and a spacious, double-height living room making it ideal for a group of 4-6 guests.
- Outdoors, an oasis-like garden with panoramic views and a private swimming pool awaits you.
- The closest shop and restaurants can be found just over 1km away in the local village, with plenty more in nearby villages such as Cortona and Camucia.

## What you should know...

- If you plan to use the central heating or the air conditioning, you should be aware that these are billed for separately.
- As the property is a historic building, some of the ceilings are low or sloping.
- If you need extra space for your party to sleep, you can hire out a sofa bed in the romantic attic space.
- A car is necessary for visiting the towns and villages nearby, due to the rural setting.
- 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. Air conditioning usage is not included in the rental price, extra €0.80/kWh, to be paid locally.
- **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. <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. <br> An extra bed(on request) can be added at extra cost of 100€ per week per person. Payable locally.
- **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 €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 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 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.