

Villa Appalto

Region: Tuscany Sleeps: 8

Overview

Villa Appalto is a beautiful Leopoldina-style farmhouse set in the rolling Tuscan hills. Dating back to the 1700s, this elegant home offers an authentic yet comfortable base from which to explore the region's charming towns and countryside. Divided into a main house and a private annexe, it blends historic character with modern convenience.

Inside the main house, interlinked living spaces create a warm and welcoming atmosphere. The cosy living room, complete with plush sofas and a fireplace, is perfect for evenings together, while the bright, well-equipped kitchen—with its dining table—serves as the heart of the home. An additional TV room offers a quiet spot for reading or relaxing, and a shower room completes the ground floor.

Traditional features such as beamed ceilings, brick archways, tiled floors and fireplaces infuse the interiors with timeless charm, complemented by contemporary touches like Wi-Fi and TVs. Upstairs, three spacious bedrooms await: one double with an en-suite shower room, a triple bedroom, and another double bedroom sharing a family bathroom.

Outside, the villa's garden is a true haven, featuring expansive lawns, multiple dining spaces and lovely views over nearby farmland. The private swimming pool provides an ideal setting for sunny afternoons and peaceful relaxation.

For added privacy, the garden annexe offers a self-contained retreat complete with a sitting area, fully equipped kitchen, dining table, double bedroom and shower room—perfect for guests seeking their own quiet space.



Villa Appalto's location allows you to fully enjoy Tuscan country life. A short stroll brings you to the nearest small village, while Cortona—one of Italy's most enchanting hilltop towns—is just 5km away. The surrounding area is rich in walking and hiking trails, mountain biking routes and opportunities for horse riding, making this an excellent base for outdoor adventure and cultural exploration.

Facilities

Carbon Monoxide Detector • Air-Con • Private Pool • Villa • Ideal for Kids • Ideal for Teens • Special Offer • Has Discount • Great Value • Maid Service Available • Cots (Cribs) • Pets on Request • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Hairdryer • DVD • Dishwasher • Microwave • Smart TV • Satellite TV • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Main Home (180 sqm)

Ground Floor

- Living room with sofa, armchair and fireplace
- Well-equipped kitchen, dining room with doors on to the garden, dining table seating 6
- Sitting room with sofa and TV
- Bathroom with shower, washing machine, sink and WC

First Floor

- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and a single bed
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

Annexe (50 sqm)

- Open plan room with small kitchen, dining table, armchairs and fireplace
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC

Exterior Grounds

- Fenced garden with lawns and terraces
- Private swimming pool (4m x 8m, 1.2m deep) open mid-April to mid-September
- Gazebo with dining table
- Sun loungers and parasols
- Barbecue
- Outdoor shower
- Parking (for 4 cars)

Additional Facilities

- Air-conditioning (in the bedrooms only and at an extra cost)
- Wi-Fi connection
- Fans
- Iron and ironing board
- Cot and high chair (on request)



Location & Local Information

Surrounded by fortified hilltop villages and enchanting Tuscan landscapes, this charming farmhouse offers an idyllic base for an unforgettable Italian getaway. Perfectly positioned just 2km from the small village of Monsigliolo and 5km from the famous Etruscan hill town of Cortona, guests can enjoy the tranquility of the countryside while remaining close to picturesque villages and cultural attractions.

Cortona—one of Italy's most celebrated medieval towns—is a must-visit during your stay. Its cobbled streets, artisan boutiques and traditional cafés invite hours of relaxed exploration. History lovers will enjoy discovering landmarks such as the Cortona Cathedral and the imposing medieval fortress, while Piazza della Repubblica provides the perfect spot for a cappuccino as you soak up the lively atmosphere.

For wider exploration, day trips to Pienza (45km) and Arezzo (32km) offer wonderful insight into the region's rich heritage. Pienza captivates with its UNESCO-listed Renaissance architecture and famous Pecorino cheese, while Arezzo charms visitors with medieval streets, grand churches and its beautiful Piazza Grande.

If you prefer a more laid-back day out, Lake Trasimeno is within easy reach. Its peaceful beaches and shimmering waters provide an ideal setting for swimming, lakeside picnics and leisurely boat trips to the lake's picturesque islands.

With scenic countryside, historic towns and relaxing lakeside retreats all nearby, this farmhouse enjoys a superb location at the heart of Tuscany's most beloved landscapes.

Local Amenities

Nearest Airport

**Azzero Airport
(32 km)**



Nearest Bar/Pub	Bar La Stazione (4 km)
Nearest Beach	Sassonia di Fano (162 km)
Nearest City	Florence (108 km)
Nearest Golf	Valdichiana Golf Club (15 km)
Nearest Restaurant	La Braceria (3 km)
Nearest Supermarket	Conad (4 km)
Nearest Town	Arezzo (33 km)
Nearest Train Station	Camucia Cortona (4 km)
Nearest Village	Camucia (4 km)

What we love

- This Leopoldina style home is a beautiful country retreat for up to eight guests.
- With four bright and airy bedrooms and a number of living and dining spaces, the home is fantastic for family breaks.
- Outdoors you will discover a leafy garden with a private swimming pool which overlooks the surrounding pastures and vineyards.
- On your doorstep you can find the shops and restaurants of the local village, while some of Tuscany's finest hilltop villages can be reached within a short drive.

What you should know...

- The villa comprises of the main house and a charming annexe in the grounds which offers privacy to a couple.
- Guests wishing to bring their pets are more than welcome to when staying at Villa Appalto.
- You will require a car in order to visit nearby towns and villages, there is on-site parking available.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.
- Air-conditioning is featured in the bedrooms only and subject to an extra cost. Please enquire for more details.

Terms & Conditions

- **Security deposit:** €200 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?:** No, extra cost for air-conditioning (featured in the bedrooms only) to be paid locally in cash and based on consumption.
- **Linen & towels included?:** Yes, included in the rental price. Extra sets on request at extra cost, payable locally.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week (paid locally).
- **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.
 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 €250 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 €1.30/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 mid April to end of 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.