

Villa Tiravento

Region: Tuscany Sleeps: 12

Overview

On the border of Tuscany and Umbria, Villa Tiravento stands as a serene countryside hideaway, offering a spacious retreat surrounded by the picturesque landscapes of central Italy. Comprising of the main stone farmhouse and a charming adjacent cottage, this property provides a delightful blend of traditional elegance and modern facilities.

The main villa unfolds across three stories, with a welcoming living area adorned with traditional décor and solid wood furnishings, creating a cozy ambiance around the fireplace. Adjoining is a country-style kitchen and dining space, while two roomy double bedrooms and a family bathroom complete this floor. The second level hosts a spacious double room with an en-suite bathroom featuring a shower. The lower ground floor adds another dimension, with a vast sitting room, professional kitchen, and dining room – a perfect space for hosting Italian feasts prepared by a private chef.

The cottage, showcases a more modern aesthetic, offering a ground floor with a comfortable living room with access to a sun-drenched terrace and a fully-fitted kitchen with a dining table for four. Two bedrooms grace this level, one with a double-sized bed and an en-suite bathroom, and another offering a choice of a double-sized bed or two twin beds, accompanied by a separate bathroom with a shower. Ascending to the first floor of the cottage reveals yet another charming double room with its own en-suite shower room.

Stepping outside, a barbecue area invites everyone to gather for alfresco dining against a backdrop of breathtaking rural views. The private pool provides a refreshing oasis, surrounded by various relaxing seating areas strategically placed to soak in the tranquillity of the



countryside.

On your doorstep here, you can easily reach the surrounding walking and hiking hills, while slightly further out you can find world-class golf courses and even idyllic lake beaches. Those who prefer shopping and dining out to outdoor activities, will delight in trips to ancient villages such as the Etruscan village of Cortona which is a must-visit destination.

Facilities

Air-Con • Private Pool • Rural Location • Villa • Great Value • Ideal for Babies & Toddlers • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space

Interior & Grounds

Main Villa

Lower Ground Floor

- Living room with sofas
- Professional kitchen and dining area
- Bathroom with shower, sink and WC

Ground Floor

- Living room with sofas, TV and fireplace
- Fully-fitted kitchen with dining table seating 8, oven, hob, fridge freezer, dishwasher, microwave, coffee machine, Moka pot and toaster
- 2 x bedroom with double-sized bed
- Bathroom with shower, sink and WC

First Floor

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

Garden Cottage

Ground Floor

- living room with terrace access, sofas, TV and fireplace
- Fully-fitted kitchen with dining table, oven, hob, fridge freezer,, dishwasher, coffee machine, microwave, Italian moka and toaster
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed or two twin beds
- Bathroom with shower, sink and WC

First Floor

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

Exterior Grounds

- Large fenced garden with lawns and panoramic views
- Private swimming pool (4m x 8m, 1m- 1.8m deep) open from May to mid-October
- First-floor terrace with dining table
- Pergola with outdoor sofas
- Sun loungers
- Deckchairs
- Barbecue
- Parking

Additoinal Facilities

- Air conditioning
- Wi-Fi connection
- Central heating
- Fireplace
- Satellite TVs
- DVD player
- Music system
- Washing machine
- Dryer
- Iron and ironing board

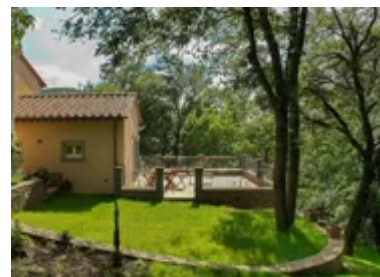


Location & Local Information

Sitting within the picturesque pastures of Tuscany, Villa Tiravento provides an ideal retreat, surrounded by charming countryside and conveniently situated just 3km from the village of Montanare, where you'll find a delightful array of shops and eateries. This splendid villa serves as the perfect launching pad for exploration in this sought-after region.

About 13km away lies the captivating town of Cortona, beckoning with its rich cultural tapestry and historical allure. Here you are able to immerse yourself in the charm of Cortona as you stroll through its winding streets, discovering ancient churches, medieval architecture, and vibrant piazzas. Indulge in the local cuisine at quaint cafes and restaurants, or explore the town's fascinating museums and art galleries. Cortona's elevated position offers breathtaking panoramic views, creating an unforgettable experience for every visitor and earning it the title of one of Italy's most beautiful villages.

Situated 23km away, you can also drive to the large town of Castiglione del Lago. Positioned on a promontory that offers breathtaking views of the serene waters of Lake Trasimeno. While the current town has medieval roots, its origins trace back to the Etruscan era. Emperor Frederick Barbarossa played a significant role in the town's history, overseeing extensive reconstruction during the 13th century to erect the staggering Castello del Leone. Present-day exploration allows visitors to wander through the castle and along the encompassing city walls. Within the castle grounds, an ancient church and an open-air theatre add to the historical charm. Castiglione del Lago offers a plethora of attractions, such as the ornate 16th-century Palazzo della Corgna, the exquisite town hall, and, of course, the castle. The charming streets are lined with numerous artisan shops, cafes, and restaurants, creating a vibrant atmosphere. Just beyond the town walls, visitors can access the beaches of Lake Trasimeno, while ferries await to transport them to the lake's enchanting islands or on scenic boat excursions.



Outdoor enthusiasts will be overjoyed upon discovering the nearby valleys, vineyards and walking trails. Here, you can explore hiking routes, hire bikes, go climbing and even engage in water sports and swimming at Lake Trasimeno. The climate and the idyllic country setting are perfect for getting out and enjoying nature.

Local Amenities

Nearest Airport	Arezzo Airport (42 km)
Nearest Bar/Pub	Joker Bar (8 km)
Nearest Beach	Sassonia di Fano (133 km)
Nearest Golf	Lamborghini Golf Club (34 km)
Nearest Restaurant	Lo Scoiattolo (2 km)
Nearest Supermarket	Gala Supermercato (8 km)
Nearest Town/City	Arezzo (41 km)
Nearest Village	Cortona (13 km)

What we love

- Villa Tiravento sits in a stunning rural location on the border between Tuscany and Umbria.
- This charming home is made up of the main villa and a cottage which have six spacious double rooms between them.
- Outdoors, the lush garden is a tranquil oasis with a number of atmospheric terraces and a private swimming pool.
- There are a range of villages and hamlets near to the house, including the much-loved walled village of Cortona which is 13km away.

What you should know...

- The main villa and the cottage each have three bedrooms and are just a few paces away from each other, perfect for larger groups who want privacy.
- Central heating and air conditioning are billed separately.
- Guests can book a private chef if required, there is a professional kitchen in the main villa where they will prepare meals.
- Due to the rural setting you will require a car to see more of the surrounding area.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

Terms & Conditions

- **Security deposit:** €500 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet (paid locally).
- **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.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included in the rental price, extra €350 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 €60/day, to be paid locally.

 Air conditioning usage is not included in the rental price, extra €.050/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?:** Yes, included in the rental price.
- **Pool opening dates?:** The pool is open approximately beginning of May to mid October. 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:** IT051017b5p8IWDBGM