

# Villa Tamburini

Region: Tuscany    Sleeps: 13

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## Overview

Deep in the heart of the Tuscan countryside, this charming farmhouse embodies the essence of rustic elegance, showcasing traditional stone exteriors adorned with shuttered windows and doors that open onto a lush garden. With sweeping views of the surrounding fields and vineyards, the house offers an idyllic retreat to a larger group.

Spanning two floors, the generously spaced interior features three inviting living rooms, each appointed with plush sofas, TVs, and fireplaces for cozy gatherings. The main country-style kitchen, complete with modern appliances and a dining area, serves as the heart of the home, complemented by two additional kitchenettes for making drinks and snacks.

The bedrooms, bathed in natural light, exude a bright and airy ambiance, offering two double en-suite rooms, two additional double bedrooms, two rooms with twin beds, and a single-bed room, accommodating up to 13 guests in all. Multiple family bathrooms ensure convenience for all occupants.

While providing contemporary comforts such as satellite TV, Wi-Fi, and air conditioning, the house preserves its historical charm with original details like robust ceiling beams and inviting open fireplaces. A warm colour palette of creams, yellows, and golds fills the interiors, creating an inviting atmosphere that encourages relaxation.

The outdoor haven boasts a spacious garden adorned with vibrant floral shrubs, expanses of manicured lawns, and towering trees. Patios offer enchanting views of the rolling hills, providing the perfect backdrop for al fresco dining. The crowning jewel is the inviting swimming pool, a focal point for leisurely afternoons under the Tuscan sun.



Throughout the garden you can also discover dining terraces and covered lounge spaces, inviting guests to unwind in the embrace of nature's beauty.

When you wish to pick up some groceries or would prefer to dine out in the evening, you only need to walk for a few moments to reach the centre of Camucia, an authentic Tuscan village where you will spot locals doing their shopping and chatting in the bustling piazzas. The stunning, Etruscan village is also easy to reach at just 3km away! Here you can spend your day visiting museums, archaeological sites and ancient churches before stopping off for dinner with a view.

## Facilities

Air-Con • Private Pool • Villa • Special Offer • Cots (Cribs) • Has Discount  
• Ideal for Teens • Great Value • Ground Floor Bed & Bath • <1hr to Airport  
• Parking Space • BBQ • Rural Location • Washing Machine • Coffee  
Machine • Hairdryer • Dishwasher • Microwave • Satellite TV • Heating •  
Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Main Villa(450sqm)

### Ground Floor

- Living room with sofas, TV, fireplace and dining table
- Living room with sofas, TV and fireplace
- Fully-fitted kitchen with oven, hob, fridge freezer, microwave, toaster, American coffee machine and Italian moka pot
- Kitchenette
- 2 x bedroom with two twin beds
- 2 x bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bathroom with shower, sink and WC

### First Floor

- Kitchenette
- Living room with sofas and TV
- 2 x bedroom with double-sized bed
- Bedroom with one single bed
- 2 x bathroom with shower, sink and WC

### Exterior Grounds

- Large garden with lawns, floral planting and panoramic vistas
- Private fenced swimming pool (10m x 5m, 1.2m-1.8m deep) open from May to end of September
- Gazebo with dining table seating 10
- Covered lounge area
- Small tables and chairs
- Sun loungers and parasols
- Deckchairs
- Outdoor shower
- Wood burning oven
- Barbecue
- Parking

### Additional Facilities

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



## Location & Local Information

Set within the beautiful Tuscan countryside, near to a range of towns and villages as well as the Umbrian border, Villa Tamburini is a delightful base for your family holiday.

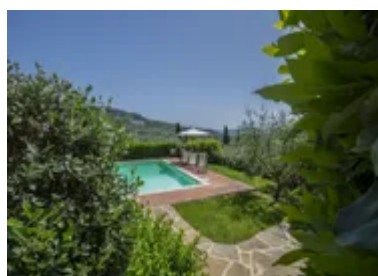
Just a leisurely stroll away from the house, you will find the charming town of Camucia which beckons with its vibrant atmosphere and diverse dining options. From authentic Italian trattorias to contemporary burger bars, visitors can savour a variety of culinary delights. The town also boasts a supermarket and convenient shops for any essentials.

Cortona, a mere 3km from the villa, enchants visitors with its historical allure and cultural offerings. Notably, the Archaeological Park in Cortona invites guests to delve into the region's past, showcasing significant Etruscan and Roman archaeological remains, including monuments, homes, and tombs. Cortona is an ancient hill top settlement which towers over its surroundings and is enclosed by the original defensive walls. The picturesque streets are packed with shops, cafes and restaurants as well as a wealth of historic churches and buildings.

If you wish to spend a day at the beach, do not be put off by the inland setting of the villa. A day of sun-soaked relaxation is possible at the picturesque Lake Trasimeno, just 10km away. Its sandy beaches, crystal-clear waters, and quaint lakeside towns provide the perfect setting for leisurely days, water sports and lake-view picnics.

Venturing further afield, the Umbrian city of Perugia, situated 50km away, offers a delightful blend of history and a glimpse in to the city's chocolate-making traditions. Guests can indulge in chocolate workshops, tour local chocolate factories, and experience the sweet side of Perugia. In addition, there are a huge range of museums, galleries and shops here too.

Siena, an awe-inspiring city approximately 70km away is also a must-visit city. With its medieval charm and rich cultural heritage. The iconic Piazza del Campo, historic architecture, and vibrant local culture makes it a



captivating destination for day trips.

Tuscany's diverse offerings extend beyond the villa's doorstep, allowing guests to immerse themselves in the region's culinary, historical, and natural treasures. Whether exploring local towns, enjoying a day by the lake, or embarking on cultural excursions to Perugia and Siena, visitors have the opportunity to create lasting memories in this captivating part of Italy.

## Local Amenities

Nearest Airport	<b>Arezzo Aiport (31 km)</b>
Nearest Village	<b>Camucia (1 km)</b>
Nearest Town/City	<b>Arezzo (31 km)</b>
Nearest Restaurant	<b>Il Ghiottone (2 km)</b>
Nearest Bar/Pub	<b>Bar 500 (3 km)</b>
Nearest Supermarket	<b>Eurospar (2 km)</b>
Nearest Beach	<b>Sassonia di Fano (143 km)</b>
Nearest Golf	<b>Valdichiana Golf Club (20 km)</b>

## What we love

- Villa Tamburini lies within the rolling fields and lush valleys of Tuscany, looking out toward the ancient village of Cortona.
- This traditional stone home boasts seven spacious bedrooms and numerous living areas, meaning it is perfect for a trip with the wider family.
- Outdoors, an idyllic garden awaits you; filled with covered dining spaces and lounge areas and offering a private pool, you will wish to spend plenty of time out here.
- The villa is within walking distance of the shops and eateries in Camucia, though is still a peaceful retreat for your holiday.

## What you should know...

- As there are a number of living areas and kitchens within the home, you could use the two floors as two separate apartments if you wish.
- Central heating and will be billed separate.
- As the home enjoys a rural setting, you will need a car to see some of Tuscany's finest attractions.
- 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 Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **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.<br> Your booking will only be confirmed once we have checked availability with the owner or their property manager.<br><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>
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €300, payable locally. 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 €3.50/cubic meter, to be paid locally.<br> <br> Air conditioning usage is included in the rental price.<br>
- **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 from approximately the end of April to the 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.