

Villa Farnia

Region: Tuscany Sleeps: 8

Overview

Perched on a sunny hillside, Villa Farnia stands as a quintessential Tuscan home, constructed from locally sourced stone. Boasting panoramic views of the picturesque countryside and the charming buildings of Cortona, it serves as an ideal retreat for scenic strolls and gaining a taste of authentic Italian village life.

This historic farmhouse, adorned with pastel blue shuttered windows, stone staircases, rustic beams, and inviting fireplaces, showcases meticulous preservation of its original details. Extensive renovations have breathed new life into the interiors, seamlessly blending modern amenities with the timeless charm of the past. The result is an accommodation reminiscent of a boutique hotel, featuring a welcoming colour palette of pale blues, lilacs, whites, and greys that mirrors the expansive sky outside.

Upon entering the ground floor, guests are greeted by a cozy living room with sofas, a fireplace, and a TV. Adjacent to this, a charming dining table for six is great for gatherings. Leading through the next room, you will find a chic, well-equipped kitchen. The open layout enables guests to socialise and move between rooms with ease.

The main sleeping quarters await on the upper floor, comprising two bright and airy double bedrooms that share a delightful shower room. The master suite, a spacious haven with a freestanding roll-top bath, completes this level. Additionally, a quaint cottage nestled in the garden houses another double bedroom with an en-suite shower room, providing a peaceful retreat, ideal for couples or grandparents seeking tranquillity.

The beautifully manicured garden invites guests to relish in the exceptional weather and scenery. An inviting private



swimming pool overlooks the valley, complemented by numerous lounging and dining areas. The outdoor experience is enhanced by the presence of a barbecue and wood-burning oven, offering opportunities for al fresco cooking and dining. Villa Farnia promises a perfect blend of historical allure and contemporary comfort, creating an enchanting haven for a memorable Tuscan retreat.

In close proximity to the home, guests can access extensive walking, hiking and cycling trails, plus you do not have far to travel to visit local vineyards for wine tastings. Even days at the beach are possible here as the beaches of Lake Trasimeno are just a short drive away.

If you prefer historic and cultural attractions and a great café culture, you can visit Cortona, an ancient, walled village which is a mere 4km away!

Facilities

Air-Con • Hairdryer • Coffee Machine • Villa • Washing Machine • Private Pool • Rural Location • Ideal for Babies & Toddlers • Ideal for Teens • Dishwasher • Satellite TV • Heating • Parking Space

Interior & Grounds

Main Villa

Ground Floor

- Living room with doors on to the garden, sofas, TV and fireplace
- Fully-fitted kitchen with breakfast bar, oven, hob, fridge freezer, dishwasher, American coffee machine, Italian moka, kettle and KitchenAid
- Dining room with table seating 6
- Guest WC

First Floor

- Master suite with double-sized bed, in room free-standing bath and double sinks, with separate WC
- 2 x bedroom with double-sized bed
- Bathroom with shower, sink and WC

Annexe

- Bedroom with double-sized bed and sofa
- Bathroom with shower, sink and WC

Exterior Grounds

- Garden with lawns and terraces
- Private swimming pool with Roman steps (8m x 4m, 0.5- 2.5m deep) open May-end of September
- Vine covered dining table
- Outdoor lounge area
- Outdoor sofas
- Poolside sun loungers and parasols
- Wood burning oven
- Barbecue
- Parking

Additional Facilities

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

Property License Number: 051017LTN0028



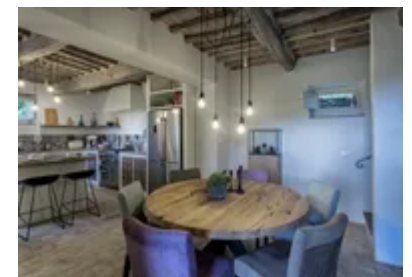
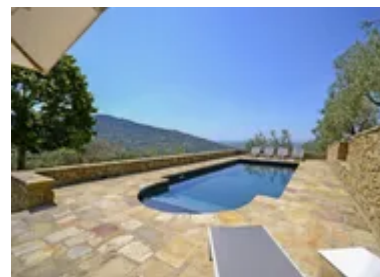
Location & Local Information

Sitting in the verdant hills of Tuscany, close to the beloved Val Di Chiana, Villa Farnia is a wonderful place to stay for those wishing to visit some of Tuscany's iconic towns and villages, while also making the most of the country location.

Guests at Villa Farnia have the opportunity to fully immerse themselves in the awe-inspiring natural surroundings. The villa's proximity allows easy access to picturesque hiking trails and charming picnic spots. Furthermore, within a 20km radius, a plethora of recreational activities awaits, ranging from tennis matches, an exceptional golf course, exhilarating water sports and guided horse-riding expeditions.

Cortona, a sprawling hilltop village positioned at staggering 500 meters high, is just 4km away. Offering breathtaking views of the Val di Chiana, this is one of Italy's best-loved villages and is somewhere you must visit! Immersed in a rich history dating back to the early Etruscan settlers, Cortona invites you to explore its allure by meandering through cobblestone streets, passing ancient gates, and discovering lively squares adorned with historic churches and charming buildings, including the 8th-century Palazzo Casali. Transformed into a museum, the former palace showcases a trove of artifacts and captivating exhibitions on local history. Preserved ruins in the nearby park offer an additional glimpse into the village's past, here you can see Roman tombs, homes and monuments. History and art lovers can discover the expansive art collection at the Diocesano Museum and navigate the Fortress del Girifalco, a testament to the craftsmanship of the famous ruler Cosimo I de Medici. Cortona also boasts vibrant markets, eclectic shops, and a great range of restaurants.

In addition to Cortona, the region offers many more enchanting towns and villages, with Montepulciano situated 30km away. Boasting over 1500 years of history, Montepulciano is renowned for its wine production, making it an ideal destination for touring local vineyards



and sampling the delicious local wines. Architectural wonders such as the Temple of San Biagio, the Gothic town hall, and the cathedral offer a captivating journey through time as you stroll around the picture-perfect streets. Beyond historical sights, Montepulciano is also celebrated as a spa town, where natural thermal springs provide visitors with restorative properties. Here you may immerse yourself in therapeutic waters and indulge in massages and beauty treatments at a luxurious spa, creating a day of ultimate pampering.

Local Amenities

Nearest Airport	Arezzo Airport (30 km)
Nearest Village	Cortona (4 km)
Nearest Town/City	Arezzo (30 km)
Nearest Restaurant	Ristorante Cantanapoli (3 km)
Nearest Bar/Pub	Bar 500 (4 km)
Nearest Supermarket	Eurospar (5 km)
Nearest Beach	Sassonia di Fano (148 km)
Nearest Golf	Valdichiana Golf Club (22 km)

What we love

- Nestled in a patchwork of fields, olive groves and vineyards, Villa Farnia is a quintessentially Tuscan hideaway.
- Offering four bedrooms and spacious, modern interiors, the villa is the perfect place to stay with family or a few other couples.
- The private pool is the best place to cool down on a hot day and offers incredible views of the valley below.
- Within 4km of the home, you can visit the villages of Camucia and Cortona, making this a great base for exploring your local surroundings.

What you should know...

- You will find the fourth bedroom within a romantic cottage in the grounds, just paces away from the main home.
- Central heating and air conditioning are charged for separately.
- Though the villages of Camucia and Cortona are nearby, you will need a car to see more of Tuscany, 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:** €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.
 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 €300 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. Please note a extra 120€ weekly cleaning is mandatory to be paid locally.
- **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 €6/cubic meter, to be paid locally.

 Air conditioning usage is not included in the rental price, extra €0.80/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?:** On request.
- **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.
- **Property Licence Number:** 051017LTN0028 CIN: IT051017C2BGR69WZL