Villa Scotoni

Region: Tuscany **Sleeps:** 8

Overview

Set in a peaceful hamlet just 5km from Cortona, Villa Scotoni is a warm, welcoming retreat for 8–10 guests, ideal for families or friends traveling together.

Built from local stone with terracotta roof tiles, this traditional Tuscan farmhouse retains its authentic charm with original floors, beams, fireplaces, and antique furnishings, while offering modern comforts. Each floor has its own kitchen, creating a flexible layout that works like separate apartments—ideal for shared holidays with private space.

The main floor features a fully equipped kitchen and a large dining room perfect for gathering, while the upper floors provide additional living areas with cozy sofas and fireplaces. There are four double bedrooms, plus two optional singles, and four bathrooms, all spacious and garden-facing.

Outside, the tiered garden offers lovely views of the surrounding valley, shaded by mature trees and filled with climbing plants. The fenced private pool is perfect for relaxing or playing, and multiple outdoor dining areas invite you to enjoy al fresco meals under the Tuscan sun.

Though surrounded by countryside, you're only minutes from Cortona, known for its history and views, and Camucia, offering shops and amenities. Day trips to Lake Trasimeno, Arezzo, and Perugia make Villa Scotoni an ideal base to explore Tuscany and Umbria while enjoying the peace of a rural retreat.









Facilities

Private Pool • Working Fireplace/Woodburner • Air-Con • Villa • Great Value • Ideal for Kids • Special Offer • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Parking Space • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • TV • Dishwasher • Microwave • Satellite TV • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa

Ground Floor
- Large fully-equipped kitchen with breakfast table
- Dining room with table seating 8 and TV
- Bedroom with double-sized bed
- Bedroom with single bed (available upon request)
- Bathroom with shower, sink and WC

First Floor
- Living room with sofa, armchairs, fireplace and TV
- Small kitchen with oven, stove, fridge and table seating 4
- 2 x bedroom with double-sized bed
- Bedroom with single bed (available upon request)
- 2 x bathroom with shower, sink and WC

Second Floor
- Living room with sofa, TV, fireplace and dining table
- Kitchenette with fridge/freezer compartment and stove
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC

Exterior Grounds
- Pretty garden with lawns and terraces
- Fenced, private pool (8m x4m meters, 1.3m deep) open from May to September
- Tree covered dining terrace
- Shaded lounge area
- Sun loungers and parasols
- Patios with panoramic views
- Barbecue
- Parking

Additional Facilities
- Air conditioning
- Wi-Fi
- Iron and ironing board









Location & Local Information

Perched in a hillside hamlet in the heart of rural Tuscany, Villa Scotoni offers an ideal base for exploring local villages and enjoying outdoor activities. With shops and dining options nearby, guests can also visit organic farms, vineyards, and the stunning Castello di Montecchio Vesponi, perfect for a scenic countryside walk. Nearby farms offer horse treks and Italian cookery classes, making it a great choice for families and groups.

Just 5km away, the historic hilltop town of Cortona invites visitors to wander its medieval streets, discover its Etruscan origins, and admire views over the Val di Chiana. Notable sights include Palazzo Casali, the Fortress del Girifalco, and exhibitions at the Diocesano Art Museum.

For a more vibrant city atmosphere, Arezzo (23km) offers a rich mix of culture and history. Once a vital trade route, it's home to a Medici fortress, the Basilica of Saint Francis with frescoes by Piero della Francesca, and the National Museum of Medieval and Modern Art. Explore its winding streets filled with cafés, markets, and historic landmarks.

For a full-day adventure, the medieval city of Siena, just 78km away, offers art, architecture, and the spectacular Duomo, making it a must-visit during your Tuscan stay.

Local Amenities

Nearest Airport	**Arezzo Aiport (30 km)**
Nearest Bar/Pub	**Bar 500 (1 km)**
Nearest Beach	**Sassonia di Fano (148 km)**
Nearest City	**Florence (106 km)**
Nearest Golf	**Valdichiana Golf Club (23 km)**









Nearest Restaurant	**Taverna Il Gozzoviglio (1 km)**
Nearest Supermarket	**Eurospar (6 km)**
Nearest Town	**Arezzo (30 km)**
Nearest Train Station	**Camucia Cortona (5 km)**
Nearest Village	**Cortona (1 km)**

What we love

- Villa Scotoni is a three-storey home with plenty of space to accommodate 8-10 guests.
- If you wish to book experiences such as local cookery classes and guided tours, this can be arranged for you.
- The garden is a peaceful oasis, offering a private pool and sun-drenched terraces.
- The famous hill top village of Cortona is only 5km away from the villa!

What you should know...

- As each of the floors has a kitchen and living area, you can easily use the floors as separate apartments.
- The home is located in a peaceful rural setting, though guests should be aware there are a few neighbouring homes nearby.
- There are two single rooms at the home which can be added to your booking for an additional charge.
- Due to the country location, you will need to hire a car.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.

- **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. An extra fee of 50€ per pet to be 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.
 Please note home security devices may be installed at the villa, please enquire for further information.
 Please note that an extra bed(on request) is available at extra cost, payable locally.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €150, 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 €1/cubic meter, to be paid locally.

 Air conditioning usage is not included in the rental price; extra €0.80/kWh is 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 May to end-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.