

# Villa Mazzavia

Region: Tuscany   Sleeps: 11

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## Overview

Villa Mazzavia, enveloped by the rolling hills of Tuscany, stands as a beautifully renovated two-story house that carries the history of Tuscan peasant life in times gone by. The extensive restoration has seamlessly blended this original rustic charm with modern comforts, creating a haven for families seeking a home away from home.

The villa's exterior, constructed with rustic local stone, reflects its historical roots, while the interiors showcase a harmonious mix of antique furnishings, open fireplaces, polished floor tiles, and ceiling beams. The house effortlessly marries period features with contemporary elements, evident in the large corner sofa in the living room and the plush beds throughout.

Spanning two spacious floors, the villa's living spaces seamlessly connect, fostering an environment where family and friends can socialise effortlessly. The heart of the home is the bright and airy living room, featuring an inviting L-shaped sofa, a fireplace, and a TV. Adjacent to this is a formal dining area adorned with an ornate mirror and a dazzling chandelier, centred around a table seating eight. The chic kitchen, equipped with modern gadgets and appliances, opens onto the garden, providing a farmhouse breakfast table and elegant marble countertops.

Villa Mazzavia accommodates 11 guests across six well-appointed bedrooms, offering diverse sleeping arrangements. A ground-floor double room, ideal for those preferring to avoid stairs, boasts spacious elegance and features a freestanding bath. Upstairs, four additional double bedrooms each showcase unique decor and styles, complemented by a charming single bedroom. The villa also provides four bathrooms spread across the home.



The outdoor space is a manicured oasis with breathtaking valley views, offering vast lawns, herb beds, and colourful floral plants. Numerous lounge spaces provide quiet corners for reading, while outdoor tables set the stage for delightful al-fresco meals on balmy evenings. The fenced private pool stands as a refreshing oasis, inviting guests to cool off while enjoying the serenity of the surroundings. Villa Mazzavia encapsulates the essence of Tuscan living, seamlessly blending history, comfort, and natural beauty.

Though surrounded by a patchwork of rolling fields, vineyards and olive groves, this villa is not isolated or cut off. Only a few kilometres away, you will find the closest scattering of shops and restaurants within some of the nearby quaint villages. A larger range of shops, restaurants and attractions can be uncovered in both Camucia and Cortona, each only 5km away.

Day trips to Lake Trasimeno, the city of Arezzo and the city of Perugia offer the change to get to know the different sides of Tuscany and Umbria.

## Facilities

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

# Interior & Grounds

## Main Villa(300 sqm)

### Ground Floor

- Living room with corner sofa, TV and fireplace
- Dining room with table seating 8
- Fully-fitted kitchen with table, oven, hob, fridge freezer, microwave, dishwasher, American coffee machine, Italian moka and toaster with direct access to the garden
- Bedroom with double-sized bed and freestanding bath
- Bathroom with shower, sink and WC
- Laundry room

### First Floor

- 4 x bedroom with double-sized bed
- Bedroom with single-sized bed
- 3 x bathroom with shower, sink and WC

### Exterior Grounds(500sqm)

- Garden with lawns, grape vines and herb beds
- Fenced swimming pool (6m x 12m, 1.65m deep) open mid-May to mid-September
- Small annexe with shaded seating and guest WC
- Pergola with dining table
- Outdoor seating
- Sun loungers
- Outdoor shower
- Barbecue
- Parking

### Additional Facilities

- Wi-Fi connection
- Air conditioning(in all bedrooms)
- Central heating
- Fireplace
- TV
- Washing machine
- Iron and ironing board
- Hairdryers



## Location & Local Information

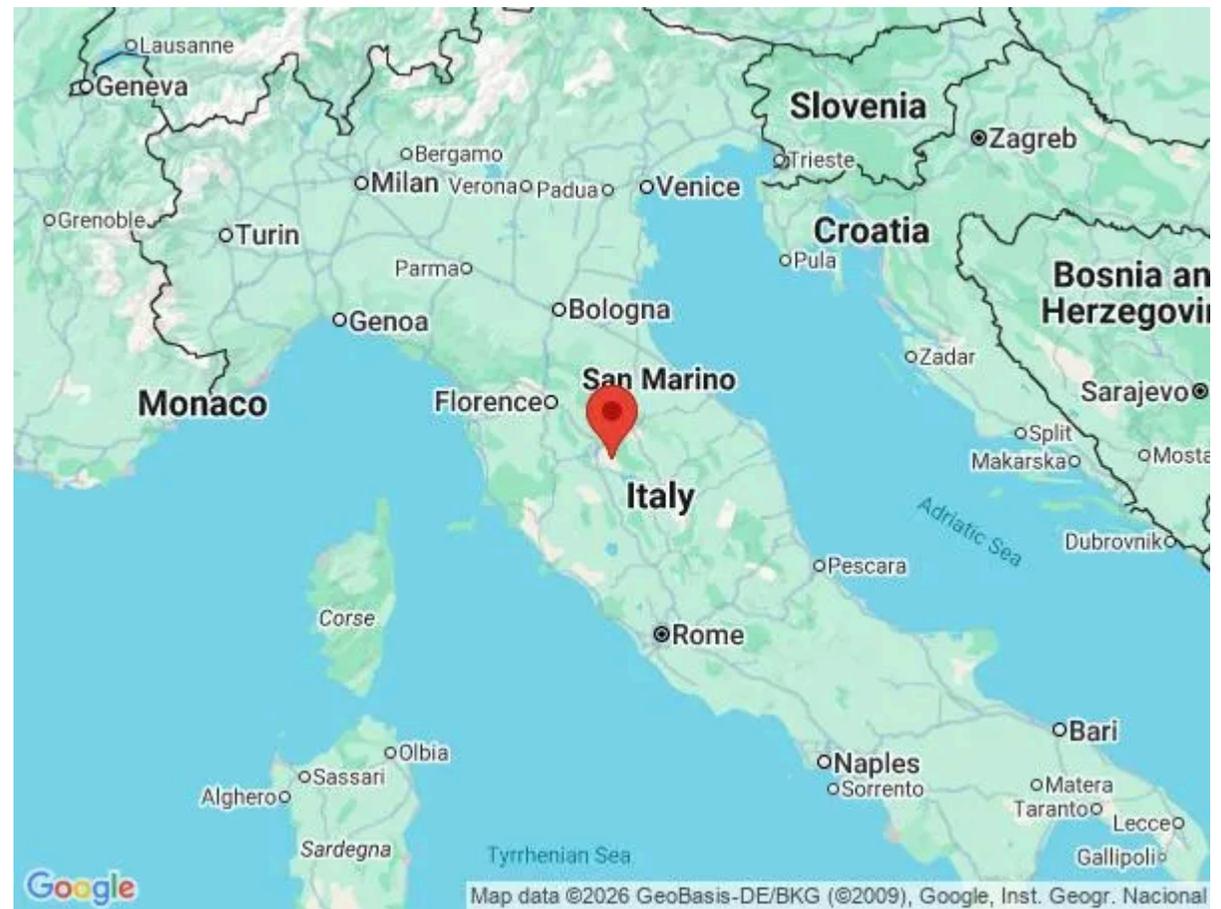
Embarking on a holiday to Tuscany offers a rich tapestry of experiences; combining picturesque landscapes, charming villages, and cultural treasures. Nestled amidst the rolling hills, the nearest small villages are just a stone's throw away, boasting an array of restaurants and shops for a taste of local flavours and artisanal crafts.

For a more extensive selection, both Camucia and Cortona are a mere 5km away, each offering their own characters. Camucia offers a genuine Tuscan village experience, with local shops, cafes, and markets where you can experience the authentic lifestyle of the region. Cortona is a beloved tourist spot which is a medieval gem. Perched 500 meters high, the walled village invites exploration of its historical treasures, including ancient churches, defensive fortifications and picturesque squares. The ascent to Cortona's elevated position rewards visitors with breathtaking vistas of the surrounding valleys. Just outside of the centre, you can also visit the fascinating Archaeological park which is packed with Roman and Etruscan ruins, monuments and tombs, you can also visit changing exhibitions on local history.

A short drive of 15km leads to Lake Trasimeno, a stunning lake offering a scenic escape with crystal-clear waters and charming lakeside towns. You can spend lazy days on the beaches or partake in boat trips around the lake, exploring its islands and indulging in water sports.

Nature enthusiasts can also relish walks in the Val di Chiana, a scenic valley with picturesque trails winding through the Tuscan countryside. The surrounding landscape, with its undulating hills and sprawling vineyards, provides the perfect backdrop for leisurely strolls and invigorating hikes.

Day trips open up avenues for exploration beyond the immediate vicinity. Delve into the world of winemaking with visits to local vineyards, where wine tastings and guided tours offer immersive experiences into the art of



viticulture. Arezzo, a city rich in history, lies just 23km away, boasting architectural wonders, museums, and vibrant markets. Alternatively, the papal city of Assisi, approximately 75km away, is a cultural haven with its historic sites, including the Basilica of St. Francis.

Whether you choose to immerse yourself in the authentic ambiance of nearby villages, unwind by the shores of Lake Trasimeno, explore the Val di Chiana, or embark on enriching day trips, Tuscany is a multifaceted destination, promising a holiday filled with diverse and memorable experiences for all ages.

## Local Amenities

Nearest Airport	<b>Arezzo Airport</b> (23 km)
Nearest Village	<b>Montecchio</b> (2 km)
Nearest Town/City	<b>Arezzo</b> (23 km)
Nearest Restaurant	<b>Camucia</b> (5 km)
Nearest Bar/Pub	<b>Camucia</b> (6 km)
Nearest Supermarket	<b>Camucia</b> (6 km)
Nearest Beach	<b>Sassonia di Fano</b> (144 km)
Nearest Golf	<b>Valdichiana Golf Club</b> (22 km)

## What we love

- Villa Mazzavia is a former farm building which sits within an undulating rural landscape in the heart of Tuscany.
- Five double bedrooms and one single bedroom offer peaceful havens where up to eleven guests can get a wonderful night's sleep.
- Outdoors, the expansive grounds are filled with herbs and florals, dotted around the private swimming pool and terraces.
- Set within 5km of the villages of Camucia and Cortona, you will have a great selection of shops, cafes and restaurants close by.

## What you should know...

- Guests will require a car in order to visit some of Tuscany's larger towns and cities, there is ample car parking available here.
- The private swimming pool in the garden is fenced for safety.
- Use of the central heating in cooler months is billed for separately.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €150 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. Air-conditioning on request at extra cost according to consumption.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Pets on request only at extra cost and with prior agreement with the owner.
- **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> Please note home security devices may be installed at the villa, please enquire for further information.<br>
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included in the rental price, extra €150 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 during high season and 3 nights during low season.. All other durations on request.
- **Heating costs included?:** Not included in the rental price, extra €2.50/cubic meter, to be paid locally.<br> <br> Air conditioning usage is not included in the rental price, at extra cost on consumption, 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 May to the beginning of 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.