

# Villa Anatraia

**Region:** Tuscany   **Sleeps:** 8

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## Overview

Villa Anatraia offers guests one of the best holiday destinations in all of Italy! A mere stroll away from the home, you can discover the incredible walled village of Cortona, while all around the house you can access woodlands and scenic walking routes. It is hard to imagine a more incredible place to stay with family or friends.

Right in the heart of a magical Tuscan landscape, this traditional farmhouse, spread across three floors, has undergone meticulous renovations, seamlessly blending original charm with modern elegance. The exterior retains its rustic allure, while the interior transforms into a stunning, eco-friendly retreat, adorned with recycled materials and environmentally conscious design. Each floor features high-quality fixtures against a chic palette of greys and whites.

The lower ground floor is the heart of the home and is great for social gatherings, offering an open-plan space with garden access, a serene water feature, a comfortable sofa, TV, a pool table, and even a functional work area. The ground floor is dedicated to culinary delights, boasting an ultra-modern kitchen equipped with hidden gadgets, an adjacent dining area, and an outdoor terrace for al-fresco dining.

For a restful night's sleep, four well-designed bedrooms await, spread over the ground and first floors. Each serves as a tranquil haven, with comfortable double beds, mini-bars, and en-suite bathrooms with luxurious additions such as Jacuzzi baths, chromotherapy showers, and Turkish baths, transforming your nightly routine into a spa-like experience.

Step outdoors to an equally elegant garden with clean lines and captivating views. The focal point is the fenced,



infinity pool, inviting you to take a refreshing swim. Whether lounging on sunbeds or dining in designated areas, the entire garden provides breathtaking vistas of the surrounding countryside, creating an idyllic setting for relaxation and enjoyment.

Just a few minutes away, you will find yourself wandering around the ancient cobbled streets of Cortona. The ideal place to dine out while overlooking the valley below and packed with shops and historic attractions, you could not wish for a better base for exploring more of Tuscany.

## Facilities

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

# Interior & Grounds

## *Lower Ground Floor*

- Living space with sofas, TV, water feature, desk and pool table

## *Ground Floor*

- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, coffee machines and toaster
- Dining room with tables seating 8
- Bedroom with double-sized bed, mini-bar and en-suite bathroom with jacuzzi bath and cromotherapy shower
- Bedroom with double-sized bed, mini-bar and en-suite bathroom with bath tub, Turkish bath and cromotherapy shower

## *First Floor*

- 2 x bedroom with double-sized bed, mini-bar and en-suite bathroom with jacuzzi bath and shower

## *Exterior Grounds*

- Large tiered garden with terraces and panoramic views
- Private fenced pool with Roman steps, open start of April to end of October
- Covered dining space
- Built in seating area
- Sun loungers
- Barbecue
- Parking

## **Additional Facilities**

- Air conditioning in the bedrooms
- Central heating
- Wi-Fi connection
- TVs
- Pool table
- Stereo system
- Hairdryers





## Location & Local Information

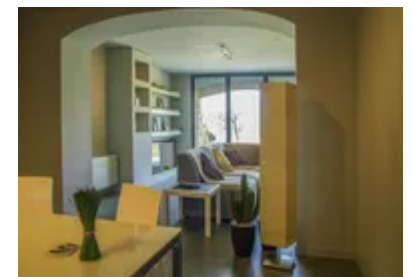
Boasting incredibly beautiful views that encompass medieval churches, verdant farmland, and green valleys, Villa Anatraia occupies an exceptional hilltop setting. Just a short stroll away, you are perfectly placed for discovering all that the Etruscan village of Cortona has to offer. This luxurious Tuscan retreat provides guests with peace and serenity in a vast garden, while remaining in close proximity to a plethora of charming villages and towns.

For those yearning to connect with nature and spend quality time as a group, this location proves ideal. Guests have access to extensive walking routes through olive groves and wooded areas, and bike rentals are available for those seeking off-the-beaten-track adventures. A mere 21km away, you can even find sandy beaches at the picturesque Lake Trasimeno, this is a great place for a day out as a family as you can sunbathe, swim in the calm waters and try out a range of water sports.

An additional destination for sport enthusiasts is the splendid Antognolla Golf estate, located 50km away. This estate features tennis courts, bike rentals, nature trails, fine dining establishments, and an 18-hole golf course.

When dining out or indulging in a bit of shopping is on the agenda, the charming village of Cortona, just steps away, provides the nearest amenities. Perched 500 meters high atop a hill, Cortona is a walled town with a rich history dating back to its origins as an Etruscan settlement. Notable landmarks include the 8th-century Palazzo Casali, now a local history museum, the original town gates, and the Fortress del Girifalco, constructed by Cosimo I de Medici. The Diocesano art museum offers captivating exhibitions.

Cortona is just one of many lovely villages and towns you can visit here. A short drive of 20km also leads you to Castiglione del Lago, one of the area's larger towns, perched on a promontory overlooking the serene waters of Lake Trasimeno. One of the key attractions here is



Castello del Leone which was built by Emperor Frederick Barbarossa in the 13th century. This huge castle can be explored by visitors. The castle grounds also house an ancient church and an open-air theatre. As well as the historic sites here, there are a wealth of shops, cafes and lake-view eateries.

If you prefer the hustle and bustle of larger towns and cities, Tuscany and nearby Umbria have an abundance for you to discover. Some options include Siena, Perugia, Arezzo and Assisi.

Local Amenities

Nearest Airport	Arezzo Airport (30 km)
Nearest Village	Cortona (1 km)
Nearest Town/City	Arezzo (30 km)
Nearest Restaurant	Osteria Le Rughe di Cortona (1 km)
Nearest Bar/Pub	Bar 500 (2 km)
Nearest Supermarket	Coop (5 km)
Nearest Beach	Sassonia di Fano (146 km)
Nearest Golf	Valdichiana Golf Club (22 km)

## What we love

- Villa Anatraia enjoys panoramic views over the dramatic Val Di Chiana and the beautiful church of Santa Maria Nuova.
- This home is a historic dwelling which has been renovated extensively, boasting accommodation for up to eight guests.
- The garden here is a delightful oasis where you can swim in the private pool, while looking out over the Monastery of the Capuccini.
- The cafes, restaurants and shops in the famous village of Cortona are just a short walk away from the villa, meaning this villa is set in a much-sought after location.

## What you should know...

- As the house sits so close to a village, you may hear some noises of day-to-day life and should be aware there are some neighbouring homes nearby
- If you require extra beds(at extra cost per person per day, payable locally) or cots for little ones, these can be added to your booking.
- Central heating is available here and is billed separately.
- Guests can arrange bike hire through the villa owners.
- Though the home is within walking distance of Cortona, you will require a car if you wish to visit other villages or towns.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €400 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week (paid locally).
- **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. If you require extra beds or cots for little ones, these can be added at extra per person per day, payable locally.<br>
- **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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights during high season, and 3 nights during low seasons in 2026. All other durations on request.
- **Heating costs included?:** Not included in the rental price, extra €300 per week, 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 April to end 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.
- **Property Licence Number:** IT051017B5CSG55U9I