

# Villa Falceto

**Region:** Tuscany   **Sleeps:** 18

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## Overview

Bon viveurs will love staying in Villa Falceto, sitting in the Chianti countryside, overlooking the sweeping Sangiovese vineyards, in the heart of Tuscany, Italy. This traditional, two storey, detached stone house has been lovingly restored to be a six bedroom holiday home that can comfortably accommodate up to eighteen guests, perfect for a large family celebration or a group of friends' get together. The villa is set in its own extensive grounds and gardens, within an organic farm, and boasts a lovely long private swimming pool. Villa Falceto comes with all the mod cons, including air conditioning, Wi-Fi, and parking for up to eight cars. The house retains many of the original features, especially the cool stone floors, wood timbered ceilings, arched doorways, and shuttered windows. The interiors are equally inviting, furnished in classic country house style, with a rustic charm, and a charming home from home welcome.

Enter the villa where you will find a gracious living space furnished with a comfy sofa and armchairs, an open hearth fire, and a billiard table. The country cottage kitchen is fully equipped with all the modern appliances you will need to cater for your holiday, as well as a wood burning oven where you can practice your pizza making. Choose from informal supper in the kitchen, or a more formal setting in the elegant dining room, which opens out onto the garden. The first of six beautifully appointed bedrooms is on this floor, furnished with a double bed, and access to outdoors. There is a separate bathroom with a shower, and a laundry with a washing machine. Take the stairs to the first floor, where there are four bedrooms with a combination of double and single beds in a duplex loft arrangement, all with ensuite shower rooms. The sixth bedroom has a double bed and an ensuite bathroom with a bath tub.

Step outside, where eight thousand square metres of



enclosed grounds and gardens are yours to enjoy. Have a proper swim in the step entry pool, and relax on the surrounding sun loungers, under a shady parasol. Play a game of badminton, ping pong, table soccer, or lawn football, then cool off under the outdoor shower. As dusk falls meet at the covered soft seating set for sun downers, before dining alfresco with dishes freshly grilled on the wood burning barbeque. Then raise a glass of Sangiovese wine to the most magical holiday in the most serene setting.

## Facilities

Wi-Fi/Internet • Air-Con • Washing Machine • Villa • Coffee Machine • Private Pool • Rural Location • Pool/Snooker • Great Value • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Heating • High Chair(s) • Fenced Grounds • Parking Space

# Interior & Grounds

## *Ground Floor (450m<sup>2</sup>)*

- Fully equipped kitchen with dining table and fireplace (wood burning oven, electric oven, 5 burner hob, fridge freezer, microwave, dishwasher, coffee maker, toaster)
- Living space with sofa, armchair, fireplace, and billiards table
- Dining Room: dining table and chairs, access to garden
- Bedroom with double bed and access to garden
- Bathroom with shower
- Laundry area with washing machine

## *First Floor*

- Bedrooms with double beds, and loft with 2 single beds, ensuite bathroom with shower
- Bedrooms with double beds, and loft with 2 single beds, ensuite bathroom with shower
- Bedroom with twin beds, and loft with 1 single bed, ensuite bathroom with shower
- Bedroom with double bed, and loft with 1 single bed, ensuite bathroom with shower
- Bedroom with double bed, and ensuite bathroom with bath tub

## *Exterior Grounds (8000m<sup>2</sup>)*

- Enclosed Garden
- Parking 8 cars
- Swimming pool 17 x 7 x 0.8-1.5m
- Outdoor shower with footbath
- Sun loungers
- Parasols
- Garden furniture
- Alfresco dining set
- Table tennis table
- Badminton kit
- Football goals x 2
- Table football

## **Additional Facilities**

- Air conditioning
- Wi-Fi connection
- Heating



- Fireplace
- Private parking x 8 cars
- Badminton kit
- Indoor games
- Baby amenities
- Children's playground
- Cook and domestic help on request
- Weddings by arrangement
- Pets allowed



# Location & Local Information

Villa Falceto can be found in the quaint village of Ambra, overlooking the Sangiovese vineyards in the heart of Chianti, nestled in the Tuscany countryside of Italy. The nearest international airport in Florence is a scenic eighty two kilometres from your holiday home. In the nearby village of Ambra you can find provisions for your stay, and welcoming cafes, bars, and restaurants. Keep fit with a game of tennis at the local court, enjoy a pony trek at the riding school, or play a game of golf in Arezzo.

For those who like long walks, hiking, or biking, the villa is near to well-trodden trails and woodland. Take a tour around the nearby villages to sample the famous Fiorentina steak and a bottle or two of Chianti Classico. Visit the vineyards and wine museum, and the outdoor Chianti Sculpture Park. Take a trip to Lake Trasimeno in Umbria, with its organised beaches and romantic islands.

Treat yourself to a cooking class, and check out local events and join in the fun of the colourful seasonal festivities.

Travel further afield for a cultural fix to the golden triangle of nearby Arezzo with its Saturday market, Siena to watch the Palio Horse Race, and Florence for the art galleries. Spend the day in each city for a sense of Renaissance Italy.

## Local Amenities

Nearest Airport	Arezzo Airport (28 km)
Nearest Village	Ambra (3 km)
Nearest Town/City	Arezzo (32 km)
Nearest Restaurant	Cuor Di Pizza Di Foggi Alessandro (2 km)
Nearest Bar/Pub	Al Mitico Bar (2 km)



Nearest Supermarket	<b>Coop</b> (7 km)
Nearest Beach	<b>Spiaggia Libera</b> (119 km)
Nearest Golf	<b>Le Miniere Golf Club</b> (28 km)

## What we love

- We love the bedroom configuration, with a mixture of double and single bedroom suites, perfect for a few families sharing.
- The pool at Villa Falceto is fabulous, long enough for some proper lengths, and lovely for cooling afternoon dips.
- The interiors at Villa Falceto are elegant country house comfortable, just what you want on a rural rustic holiday.
- Villa Falceto enjoys views over the Sangiovese vineyards, in the heart of Chianti, need we say more!

## What you should know...

- The last 200m of road to Villa Falceto are unpaved but easily negotiable.
- The pool at Villa Falceto is open from 27th April until 19th October.
- Air conditioning and electric may be subject to charge on arrival.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 15:00 - 19:00
- **Departure time:** 09:00
- **Energy costs included?:** Not included in the rental price, extra €0.70/kWh to be paid locally.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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.<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.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. 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. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **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 end of April to mid 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.