

Villa Prato

Region: Tuscany Sleeps: 13

Overview

Dating back to the Renaissance, Villa Prato has had a rebirth as a destination holiday home, overlooking the Chianti countryside, in the heart of Tuscany, Italy. This ancient stone house can trace its history back to the 1600s, retaining many of its original features, including timbered ceilings, tiled floors, and traditional terracotta roof. The detached villa has four staggered levels, and is home to six spacious bedrooms, which can comfortably accommodate up to thirteen guests, perfect for a large family holiday or a group of friends' sharing. Villa Prato is set on an organic farms, within eight thousand metres of fenced in grounds and gardens, and your own private swimming pool. The interiors are decidedly rustic, oozing with country house charm, furnished with original pieces, and decorated in classic soft pastel colour washed walls.

Enter the villa at ground floor level, where there is a sloped ceiling seating area furnished with comfy sofas and armchairs. A cottage style kitchen is fully equipped with all the appliances you will need to cater for your holiday, including that must-have coffee maker, a small dining set, and an open hearth fireplace with a wooden settle. Enjoy convivial suppers at the fabulously informal fourteen seater wood table in the separate dining room. A guest shower room, with a washing machine completes this floor. Take the steps to the intermediate floor, where you will find the first of the beautifully appointed bedrooms. One has a double bed with an ensuite loo and handbasin, and the second has three single beds, with an ensuite shower room. Take another set of stairs to the first floor, where there is a second sitting room, a double bedroom with an ensuite shower room, two bedrooms with double beds, one bedroom with single beds, and a shared bathroom with a shower. Go downstairs down to the arched stone wall basement and enjoy a game of ping pong or billiards, beware the low ceilings!



Step outside to admire the view over the vineyards of Tuscany. Make your way to the fenced-in area for a proper swim in the twenty metre length pool. Relax in the surrounding sun loungers and deckchairs, cool off under the outdoor shower. As sun sets meet for aperitivo at the seating under the brick-built gazebo, before feasting alfresco at the outdoor dining table, with dishes fresh from the barbeque and wood burning oven. As the stars come out to shine, raise a glass of Chianti to the most memorable holiday, in the most idyllic setting.

Facilities

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

Interior & Grounds

Lower Ground Floor

- Ping pong table
- Billiard table

Ground Floor

- Fully equipped kitchen: 5 ring hob, electric oven, fridge freezer, dishwasher, coffee maker, toaster. Open hearth fireplace and settle
- Dining room: 14 str dining set, high chair, sideboard
- Bathroom with shower and washing machine

Intermediate Floor

- Bedroom 1: double bed with ensuite WC and handbasin
- Bedroom 2: 3 x single beds, ensuite shower room

First Floor

- Sitting room: sofas, coffee table
- Bedroom 3 & 4: double beds
- Bedroom 5: double bed, ensuite shower room
- Bedroom 6: 2 x single beds
- Bathroom with shower

Exterior Grounds (5000sqm)

- Parking x 5 cars
- Fenced Swimming pool 20 x 8 x 0.80-1.5m
- Sun loungers
- Deck chairs
- Outdoor shower with footbath
- Gazebo
- Dining table and chairs
- Barbecue
- Wood burning oven

Additional Facilities

- Wi-Fi connection
- Heating
- Fireplace
- Private parking x 7 cars
- Baby amenities
- Weddings by arrangement
- Pets allowed



Location & Local Information

Villa Prato is part of an organic farm in the charming village of Badia Agnano, set in the heart of Chianti, with sweeping panoramic views over the Tuscany of Italy. The nearest international airport in Florence is a scenic fifty eight kilometre drive to your holiday home. In the nearby town of Bucine you can find provisions for your stay, 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 mountain biking, the villa is near to well-marked 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.

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 and Duomo. Spend the day in each city for a sense of Renaissance Italy.

Local Amenities

Nearest Airport	Arezzo Airport (25 km)
Nearest Village	Bucine (6 km)
Nearest Town/City	Arezzo (28 km)
Nearest Restaurant	La Bottega Grassa (5 km)
Nearest Bar/Pub	Bar Rondine di Parrucci Mauro (6 km)
Nearest Supermarket	Coop (6 km)



Nearest Beach	Spiaggia Sassonia di Fano (159 km)
Nearest Golf	Le Miniere Golf Club (28 km)

What we love

- We fell in love with the fourteen seater table in the dining room, the perfect place for everyone to come together and share plans for the day.
- You can feel the four hundred year old history of Villa Prato, seeped into the colour washed walls, timbered ceilings, and tiled floors.
- The pool at Villa Prato is a splendid twenty metres long, ideal for a proper swim, and just as lovely for some fun and frolics under the Tuscan sun.
- Villa Prato is in the privileged position of being at the apex of the golden cultural triangle of Arezzo, Siena, and Florence for some great days out.

What you should know...

- The last 100m of road to Villa Prato is unpaved, but easily accessible.
- The basement rooms have low ceilings for those of a tall persuasion.
- The pool at Villa Prato is open from April 27th until October 19th.
- 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.

 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 April 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.