

# Villa Florentine

**Region:** Tuscany   **Sleeps:** 10

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## Overview

Tucked away in the rolling hills and vineyards of Tuscany, Villa Florentine is a charming haven that beckons you to immerse yourself in the captivating beauty of the Italian countryside. This splendid 5-bedroom villa, graciously accommodating up to 10 guests, promises an enchanting escape amidst some of the region's most picturesque locales.

Stepping into the villa, guests are greeted by an expansive living room made warm and cosy by an L-shaped sofa, deep leather armchairs, and traditional stone fireplace. French doors leading out onto the terrace ensure the space is bright and fresh with natural light. The area seamlessly integrates with the dining room and fully equipped kitchen, creating an inviting and communal space for gatherings.

The contemporary yet elegantly appointed kitchen is a haven for culinary enthusiasts thanks to its range of modern appliances and ample counterspace (including a chic kitchen island). Whether you're tossing together a Mediterranean Salad or whipping up a delectable Tuscan feast, this kitchen is a breeze to gather and cook in.

Villa Florentine boasts five well-appointed bedrooms that each embodies comfort and relaxation in their own unique way thanks to traditional Tuscan décor, local art, and tasteful furnishings. Three of the bedrooms boast king-sized bed, ensuite bathrooms with walk-in showers, and garden views. Another room features twin single beds and an ensuite bathroom with walk-in shower. While the final bedroom contains bunk beds, a sofa, and an ensuite bathroom with shower, making it the perfect space for kids.

The villa's allure extends beyond its interiors; step outside onto the terrace to discover a private sanctuary where al fresco dining settings, under the Tuscan sun and under the shade of a pergola ensure no shortage of outside dining options. From the terrace guests can view the cluster of famed towers of San Gimignano, also known as the "Medieval Manhattan". Moving down the path brings guests to the fabulous pool and lower terrace, replete with sun loungers, parasols, and even a jacuzzi; all of which overlooks the spectacular undulating landscape.

Villa Florentine seamlessly marries authentic charm with modern comforts, promising an idyllic escape in the heart of Tuscany. From the warm interiors to the scenic vistas that surround, this enchanting villa is a testament to the timeless allure of Italian living.

## Facilities

Villa • Walking/Hiking Paths • Horse Riding • Historical Sites • Cycling • Hairdryer • Coffee Machine • Wine Tasting • Washing Machine • Air-Con



• Golf Nearby • Wi-Fi/Internet • Private Pool • Cots (Cribs) • Indoor Games • Table Tennis • Chef/Cook Available • Rural Location • Cooking Classes Available • Wine-Tasting Available • Children's videos/DVDs • Children's books • Swings • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Tumble Dryer • Microwave • Smart TV • Outdoor Games • Working Fireplace/Woodburner • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (400 sqm)

- Open plan living area with sofas, television, and stone fireplace
- Dining room
- Fully equipped kitchen (oven, fridge, kettle, microwave, blender, coffee maker, kitchen island etc.)
- 2 x bedrooms with king-sized bed, vaulted wooden ceilings, ensuite bathroom with walk-in shower
- Bedroom with king-sized bed, baby cot, storage, ensuite bathroom with walk-in shower
- Bedroom with twin single beds, ensuite bathroom with walk-in shower
- Bedroom with bunk beds, sofa, ensuite bathroom with walk-in shower
- Laundry room

## Outside Grounds

- Terrace
- Jacuzzi
- Salt water swimming pool (17x5m, depth: 1.4m) open approximately from beginning of April to end-October
- Barbeque
- Sun loungers
- Shaded sitting area
- Alfresco dining areas
- Private garden
- Barbecue
- Private parking

## Facilities

- Wi-Fi
- Washing machine and dryer
- Iron and ironing board
- TV
- Air conditioning (on the bedrooms at the first floor)
- Mosquito nets (in two bedrooms)





# Location & Local Information

The medieval village of Certaldo (20-minute drive) is the birthplace of Renaissance humanist poet Giovanni Boccaccio. Not only is this an easy and enjoyable port of call for all your necessities, thanks to its shops, supermarkets, restaurants, bars and cafes, but its cobblestoned streets and flower-strewn facades make it idyllically Italianate.

The Boccaccio House Museum is certainly worth a visit. Sunset is a great time in the town as it enjoys panoramic view of the surrounding region. After watching the sun dip behind the rolling hills, make your way to the Enoteca Boccaccio Di Casini Andrea for an aperitif.

Certaldo is also renowned for the particular sweetness of its onions, a sweetness which has meant local gelato shops offer up the curious but delicious onion-flavoured gelato. Gelato Alla Cipolla is one of these. In addition to onion-flavoured gelato, the town also has a famous onion jam that tastes incredible with cheese or in bruschetta. The jewel of Tuscany, Florence (50-minute drive) is the region's capital of culture and the perfect destination for day trips. One of the most beautiful and artistic cities in Europe, guided tours can take you past many of the city's must-see sights, including Giotto's bell tower, Ghiberti's gates, Brunelleschi's dome, and of course the vast array of museums and galleries such as the Uffizi Gallery.

The Vespa is an emblem of modern Italy, and the perfect medium by which to tour through the Tuscan hills. Many tours are based out of Florence, taking in beautiful nearby attractions including Piazzale Michelangelo, and finishing with a countryside lunch. Or if solid ground isn't quite your thing, there aren't many better ways to see Tuscany than via hot air balloon. Trips depart at dawn and voyages tend to last for approximately one hour. A continental breakfast is provided upon landing.

Siena (50-minute drive) is utterly remarkable and certainly worth a visit. Despite its great history, tall towers, breathtaking cathedral and grand piazza, Siena is relatively small and easy to get around. The Torre del Mangia is likely the first thing you'll notice in the Piazza del Campo thanks to its historic height (when constructed it was the tallest tower in modern-day Italy).

Despite its height though, it's not too difficult to scale and the views from the top are unbeatable. With a host of other incredible sights, including the Basilica Cateriniana, the palatial Piccolomini Library, and the Duomo, there's treasures everywhere you look in Siena.

## Local Amenities

Nearest Airport	Florence Airport (37 km)
Nearest Airport 2	Pisa Airport (75 km)
Nearest Beach	Viareggio (106 km)



Nearest Ferry Port	Livorno Ferry Port (85 km)
Nearest Golf	Castelfalfi Golf Club (32 km)
Nearest Town	Siena (56 km)
Nearest Train Station	Certaldo Train Station (10 km)
Nearest Village	Certaldo (10 km)

## What we love

- Villa Florentine's stunning exterior spaces make for a holiday spent in a Tuscan sanctuary. From the al fresco dining spaces to the sumptuous swimming pool and bubbling jacuzzi, entertainment and relaxation abounds.
- Spectacular panoramic views over the rolling hills of Tuscany are utterly breathtaking, especially the famed towers of San Gimignano, also known as the "Medieval Manhattan".
- The villa's interiors embody Tuscan traditions but boast modern comforts and tasteful touches, such as the chic tiling on the kitchen island or the opulent ensuite bathrooms.

## What you should know...

- Swimming pool is unfenced so be aware of children at play.
- A car is recommended to explore the surrounding areas.

# Terms & Conditions

- **Security deposit:** €600 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.00 a.m. to 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that your booking will only be confirmed once we have checked availability with the owner. Please note home security devices may be installed at the villa, please enquire for further information. Please note that 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. Air-condition at extra cost depending on consumption. Payable locally.
- **Changeover day:** Flexible.
- **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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations are on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra, €250 to start with, then €0.90 kwh with counter. On request at least 3 days in advance. Please enquire for further info.
- **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.
- **Pool opening dates?:** The pool is open approximately beginning of April 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.
- **Property Licence Number:** CIN:IT048012B419H8TLZQ