

# Villa Fiorita

Region: Tuscany Sleeps: 12

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## Overview

Perched on a hill between Monteriggioni and Siena, Villa Fiorita offers a refined retreat in the heart of the Tuscan countryside, boasting sweeping views over the Val di Merse and a harmonious blend of rustic charm and modern comfort.

The ground floor features a spacious living room with plush seating, a fireplace, and a TV, creating a warm, inviting space. A second living area with antique furnishings and a large dining table for up to 14 guests sets the scene for memorable gatherings. French doors open to a covered loggia with an alfresco dining area and BBQ—ideal for enjoying long meals under the Tuscan sun.

The well-equipped kitchen includes two dishwashers, an oven, and modern amenities, complemented by a convenient laundry room. Upstairs, elegant bedrooms and a cosy family room open onto balconies with serene countryside views, inviting total relaxation.

For added leisure, a loft provides a flexible space for entertainment or family time, alongside a two-room apartment with its own bathroom and seating area.

Outside, the villa offers a private pool, hot tub, and lush gardens. Guests can enjoy produce from the vegetable patch, stay active in the gym with panoramic views, or simply unwind in the peaceful surroundings.

Villa Fiorita is a perfect blend of elegance, comfort, and natural beauty—an idyllic base for a classic Tuscan escape.

## Facilities

Villa • Golf Nearby • Air-Con • Wellness • Wine Tasting • Private Pool • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Walking/Hiking Paths • Romantic • Ideal for Kids • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Pets on Request • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## The Villa

### Ground Floor

- Large living room with sofas, fireplace, TV, and direct access to the loggia.
- Additional living area, furnished with antiques, dining table for up to 14 guests, sofa, armchairs, and double French windows that give access to the loggia.
- Fully equipped kitchen
- Laundry room
- Guest WC
- Bedroom 1: Double bed with ensuite bathroom with shower
- Bedroom 2: Double bed with ensuite bathroom with shower

### Loft

- Spacious two-room apartment with bathroom with shower, seating area, and sofa beds (one double and one single)

### First Floor

- Living room with sofa, TV and fireplace
- Bedroom 3: Double bed, single sofa bed, ensuite bathroom with tub and private bathroom with shower
- Bedroom 4: Double bed with balcony
- Bedroom 5: Double bed with balcony
- Bathroom with shower
- Well-equipped gym with treadmill and other exercise equipment, TV, sofa, armchairs, and large windows that offer a panoramic view of the valley.

### Outside Grounds

- Private swimming pool (9m x 5m), open from approximately May to September
- Large private park of oaks and holm oaks
- Well kept garden with lawn
- Parking area for 4 cars
- Covered loggia with lounge area, dining area and barbecue
- Hot tub
- Al-fresco dining area
- Wood burning oven
- Outdoor shower
- Deck chairs and parasols
- Vegetable garden

### Additional Facilities

- Wi-Fi
- Air-conditioning
- High chair and cot (on request)



# Location & Local Information

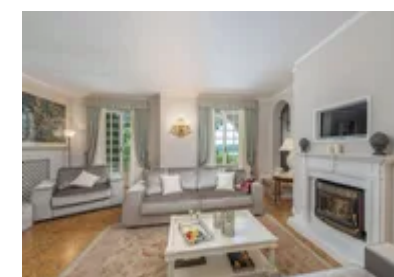
Nestled amidst the captivating Tuscan countryside, Villa Fiorita is an idyllic holiday destination, offering tranquillity and convenience. Situated halfway between the historic gems of Monteriggioni and Siena, this enchanting villa provides easy access to the region's most renowned attractions while immersing guests in the serene beauty of rural Italy.

Perched atop a scenic hilltop, Villa Fiorita commands panoramic views of the picturesque Val di Merse. It invites guests to indulge in the breathtaking vistas that stretch as far as the eye can see. The villa offers a serene retreat from the hustle and bustle of everyday life, surrounded by lush landscapes and rolling hills adorned with vineyards and olive groves.

Whether exploring the nearby medieval towns, sampling fine wines at local vineyards, or simply basking in the tranquillity of the villa's expansive grounds, Villa Fiorita promises an unforgettable holiday experience in the heart of Tuscany's enchanting countryside.

## Local Amenities

Nearest Airport	<b>Amerigo Vespucci Airport</b> (70km)
Nearest Airport 2	<b>Pisa International Airport</b> (110km)
Nearest Town	<b>Siena</b> (11km)
Nearest Restaurant	<b>San Martino</b> (2km)
Nearest Supermarket	<b>Conad</b> (4km)
Nearest Bar/Pub	<b>Siena</b> (5km)
Nearest City	<b>Florence</b> (68km)
Nearest Golf	<b>Abbadia Golf</b> (17km)
Nearest Beach	<b>Marina di Bibbona</b> (92km)



## What we love

- There are panoramic views of Val di Merse and easy access to Monteriggioni and Siena!
- Luxurious amenities, including a hot tub, pool, gym, and alfresco dining area, make the villa feel like an exclusive retreat.
- The various outdoor spaces offer room for quiet corners to read your book or for convivial gatherings with your friends and family.

## What you should know...

- Hiring a car is highly recommended to explore the region conveniently.
- Please note that whilst this property comfortably sleeps 12 guests, 2 guests will be accommodated in the loft room with sofa beds. An additional 2 children can be accommodated on request, please enquire for more information.

# Terms & Conditions

- **Security deposit:** €900 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included up to 40kW per week. Excess charged at €1 per kW.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €350, payable locally. 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?:** Outside only.
- **Minimum stay:** 2 nights between end-May to beginning-July 2025. 4 nights during all other 2025 periods. 5 nights in 2026.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **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 opening dates?:** The pool is open from approximately May to 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.