

Villa Tullio

Region: Tuscany **Sleeps:** 14

Overview

Villa Tullio offers a charming slice of Tuscan paradise nestled in the quaint landscape of Grassina, just a stone's throw away from Florence. As you step into this magnificent Medicean country semi-detached house, you're immediately enveloped in tranquillity and style, promising a delightful retreat in the heart of the Tuscan countryside.

Surrounded by a lush lawn dotted with ancient olive trees, the villa boasts a private swimming pool that beckons you to unwind and soak up the warm Tuscan sun. Picture yourself lounging on the sunbeds, sipping on a refreshing drink, while taking in the enchanting vista of the Chianti region stretching out before you.

The villa exudes an understated elegance, with a spacious main building set amidst an enclosed garden. Step inside, and you will be greeted by three expansive living rooms offering a cosy sanctuary to relax and unwind. The well-equipped kitchen beckons to the culinary enthusiast, inviting you to whip up delicious Tuscan delicacies using the freshest local ingredients. For those who relish dining outside, the patio provides the perfect setting, complete with a dining area for fourteen guests.

Spread across four floors, the villa offers ample accommodation for guests of all ages and group sizes. The lower ground floor houses a convenient laundry room, ensuring your stay is as effortless as possible. Meanwhile, the ground floor features a guest bathroom and a dining room where you can gather for leisurely meals with loved ones.

As you ascend to the first floor, you will discover five beautifully appointed bedrooms. Sink into the plush bedding and drift off to sleep, serenaded by the gentle rustle of olive branches outside your window. The second floor offers additional sleeping quarters and a cosy living room adorned with a single sofa bed, perfect for curling up with a good book or enjoying intimate conversations late into the night.

Whether you are seeking a romantic getaway, a fun-filled family holiday, or a memorable gathering with friends, Villa Tullio promises an unforgettable experience filled with style, comfort, and the timeless charm of Tuscany.

Facilities

Chef/Cook Available • Weddings • Villa • Lift • Rural Location • Cots (Cribs) • Air-Con • Golf Nearby • Wi-Fi/Internet • Maid Service Available • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee



Machine • Hairdryer • TV • Working Fireplace/Woodburner • Heating •
High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting •
Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interiors (700m2)

Ground Floor

- 3 huge living rooms
- Dining room seating 14 guests with a working fireplace
- Well equipped kitchen with dishwasher, oven, kettle, toaster, microwave, fridge-freezer, ice machine and coffee machine
- Guest bathroom

First Floor (accessible via lift)

- Bedroom with queen double bed, TV and an ensuite bathroom with shower
- Bedroom with twin beds and TV
- Bedroom with king-size bed
- Bedroom with French bed
- Bedroom with double bed
- Bathroom with bathtub
- Bathroom with bathtub and shower

Second Floor (accessible via stairs)

- Bedroom with double bed
- Bedroom with single bed
- Bathroom with bathtub
- Living room with sofa bed
- Small panoramic terrace

Lower Ground Floor

- Laundry room with washing machine and dryer

Outside Grounds (5000m2)

- Private swimming pool (8.1m x 11.8m, depth: 1.1m - 3m), open from approximately beginning-April to end-October
- Patio area
- Outdoor dining
- Sun beds and umbrellas
- Outdoor shower and toilet
- Barbecue area
- Parking

Facilities

- Wi-Fi
- TV
- Air conditioning (featured only on the first and second floor)
- Lift
- Hair Dryer
- Washing machine and dryer
- Fireplace
- Iron and ironing board
- Heating
- Security system
- Fans



Location & Local Information

Nestled amidst the picturesque landscape of Grassina, just a short drive from the historic city of Florence, Villa Tullio offers the perfect escape for those seeking a quintessential Tuscan holiday. Surrounded by rolling hills adorned with vineyards and olive groves, this idyllic retreat immerses you in the region's natural beauty and cultural richness.

Guests can explore the charming nearby villages, indulge in wine-tasting tours at local vineyards, or embark on leisurely hikes through the scenic countryside. For history enthusiasts, the cultural treasures of Florence await, with its iconic landmarks, world-class museums, and vibrant street markets offering endless opportunities for discovery.

Whether you are lounging by the private pool, savouring al fresco meals on the patio, or simply soaking in the panoramic views of the Chianti region, Villa Tullio is the perfect base for a truly unforgettable holiday experience in the heart of Tuscany.

Local Amenities

Nearest Airport	Amerigo Vespucci Airport (26km)
Nearest Airport 2	Pisa International Airport (93km)
Nearest Train Station	Santa Maria Novella (16km)
Nearest Village	Grassina (1.5km)
Nearest Restaurant	Grassina (1.5km)
Nearest Bar/Pub	Grassina (1.5km)
Nearest Supermarket	Grassina (1.5km)
Nearest Golf	Circolo Golf dell'Ugolino (5km)
Nearest Beach	Versilia (111km)



What we love

- Private pool with panoramic views of the Chianti region.
- Spacious living areas are perfect for relaxation.
- It is an ideal base for exploring Florence and nearby Tuscan villages.

What you should know...

- All bedrooms have air conditioning. Please note that there is no air conditioning on the ground floor because the villa is naturally cooled by stone walls, but we will provide you with fans.
- This villa accommodates 13 guests across 7 bedrooms. An extra guest can be accommodated on the sofa bed in the attic room at an additional cost, please enquire for more details.
- Other apartments and the owner's house are located at the back of the property, with their private entrances on the opposite side of the complex.
- Please note air conditioning is featured only on the first and second floor.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner upon arrival and refunded 48h after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. - 7.00 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?:** Included up to 35kWh per day. Excess charged at €1.20 per Kwh.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. This villa accommodates 13 guests across 7 bedrooms. An extra guest can be accommodated on the sofa bed in the attic room at an additional cost payable locally, please enquire for more details. Please note air conditioning is featured only on the first and second floor. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €700 payable locally in cash. This is for a standard changeover clean. 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:** 3 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **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 from approximately beginning-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:** CIR: 048001CAV0021 CIN: IT048001B44N4JLXVT