

# Villa Tullio

**Region:** Tuscany **Sleeps:** 14

## Overview

Villa Tullio offers a serene Tuscan escape in the picturesque landscape of Grassina, just 30 minutes from Florence. This elegant Medicean country semi-detached house combines timeless charm with modern comfort, making it an ideal retreat for families and groups.

Surrounded by a lush garden with ancient olive trees, the villa features a private swimming pool perfect for relaxing under the Tuscan sun. Guests can enjoy al fresco dining on the patio, complete with seating for fourteen.

Inside, the villa spans four floors with spacious living areas and refined décor. The ground floor includes three inviting living rooms, a fully equipped kitchen, a dining room, and a guest bathroom. The lower ground floor houses a convenient laundry room, while the upper levels accommodate seven beautifully furnished bedrooms, offering a restful stay for all. The top floor also features a cosy living area with a sofa bed, ideal for quiet evenings, as well as a small terrace to enjoy the beautiful views of the surrounding hills.

Combining traditional architecture, beautiful surroundings, and ample space, Villa Tullio promises an unforgettable stay where guests can relax, explore the countryside, and enjoy the proximity to Florence's cultural treasures.

## Facilities

BBQ • Romantic • Walking/Hiking Paths • Horse Riding • Historical Sites • Cycling • TV • Hairdryer • Coffee Machine • Wine Tasting • Air-Con • Golf Nearby • Wi-Fi/Internet • Villa • Washing Machine • Weddings • Marquee Hire Permitted • Lift • Rural Location • Maid Service Available • Private Pool • Chef/Cook Available • Cots (Cribs) • Outdoor Ceremony • Flexible Catering Options • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## The Villa (700m2)

### Ground Floor

- 3 x living rooms
- Dining room seating 14 guests with a working fireplace
- Well equipped kitchen
- Guest WC

### 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 and TV
- Bedroom with French bed
- Bedroom with double bed
- Bathroom with bathtub (shower in bathtub)
- Bathroom with bathtub and shower

### Second Floor (accessible via stairs)

- Bedroom with double bed
- Bedroom with single bed
- Bathroom with bathtub (shower in bathtub)
- Living room with single sofa bed
- Small panoramic terrace

### Lower Ground Floor

- Laundry room

## Outside Grounds (5000m2)

- Private swimming pool (8.1m x 11.8m, depth: 1.3m - 3m), open from approximately April to end-September
- Sun loungers (x4) by the pool
- Patio area with dining table and parasol
- Outdoor dining
- Outdoor shower and toilet
- Barbecue
- Parking

## Additional Facilities

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



# Location & Local Information

Located in 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, Villa Tullio is the perfect base for a truly unforgettable holiday experience in the heart of Tuscany, just approximately 20 minutes from Strada in Chianti.

## Local Amenities

Nearest Airport	Firenze (Florence) Peretola Airport (26km)
Nearest Airport 2	Pisa International Airport (93km)
Nearest Bar/Pub	Grassina (1.5km)
Nearest Beach	Versilia (111km)
Nearest City	Florence (13km)
Nearest Golf	Circolo Golf dell'Ugolino (5km)
Nearest Restaurant	Grassina (1.5km)
Nearest Shop	Grassina (1.5km)
Nearest Supermarket	Grassina (1.5km)
Nearest Train Station	Santa Maria Novella (14km)
Nearest Village	Grassina (1.5km)



## What we love

- Private pool with panoramic views of the park with plenty of olive trees.
- Spacious living areas are perfect for relaxation.
- It is an ideal base for exploring Florence and nearby Chianti wine-producing region.
- Nearest Chianti town is less than 20 minutes away.

## What you should know...

- All bedrooms have air conditioning and mosquito nets on the windows. 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 one cot and one highchair is available on request.

# 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 €2 per Kwh.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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. <br>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.
- **Other 2:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Minimum stay:** 3 nights in 2025, 4 nights in 2026. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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-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? :** Yes, prior to owner's authorisation