

# Belverde

Region: Tuscany    Sleeps: 8

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## Overview

Belverde is a charming 4-bedroom villa in Tuscany, designed to host up to 8 guests in comfort and style. The villa's spacious and open-plan layout features a light-filled living and dining area with large windows that frame beautiful views of the rolling Tuscan countryside. The modern, well-equipped kitchen offers sleek appliances and ample counter space, making it ideal for preparing meals.

The four bedrooms are elegantly decorated and provide restful retreats, cosy furnishings, and well-appointed bathrooms. The villa's interiors capture the essence of Tuscan charm with exposed wooden beams, terracotta floors, and refined furnishings.

Outside, Belverde is set amidst lush, manicured gardens and features a private swimming pool perfect for refreshing swims. The expansive terrace includes dining areas and lounge spaces, ideal for enjoying meals al fresco and relaxing under the sun.

The surrounding area offers abundant outdoor activities, with scenic trails for hiking and cycling. Nearby towns such as Cetona, Chiusi, and Montepulciano are just a short drive away, offering a rich blend of cultural exploration and natural beauty.

## Facilities

TV • Walking/Hiking Paths • Horse Riding • Historical Sites • Cycling • Hairdryer • Coffee Machine • Villa • Washing Machine • Wine Tasting • Wi-Fi/Internet • Private Pool • DVD • Laptop Friendly Workspace • Cots (Cribs) • Maid Service Included • Chef/Cook Available • Rural Location • Maid Service Available • Pre-Stocked Fridge Available • Breakfast Available • Bathroom Toiletries • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Dishwasher • All Bedrooms En-Suite • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

- 1) 6 pax option: Main Villa only
- 2) 8 pax option: Main Villa & Annexe

## Villa Interiors

### Main Villa

#### Ground Floor

- Living room with fireplace
- Dining room
- Fully equipped kitchen with gas stove, oven, fridge, toaster, kettle and juicer
- Study
- Guest WC

#### First Floor

- 2 x bedrooms with double beds and ensuite bathrooms with bathtubs
- Bedroom with double bed and ensuite bathroom with shower

### Annexe

- Bedroom with double bed and ensuite bathroom with shower
- Guest WC
- Laundry facilities

### Outside Grounds

- Private pool (13m x 4.5m, max depth: 1.5m), open from approximately May/June (depending on the weather) to September
- Sunbeds
- Portico with bench sofa and chairs
- Garden
- Outdoor dining terrace
- Parking for 2-3 cars

### Additional Facilities

- WiFi
- Underfloor air cooling system
- TV (only with Italian channels)
- Iron and ironing board
- Cot and high chair (on request)





# Location & Local Information

Belverde, located in the heart of Tuscany, is a charming destination that offers a quintessential Tuscan experience. This picturesque area provides easy access to several renowned locations and activities.

Nearby, the historic town of Cetona, with its ancient stone streets and panoramic views, is a must-visit. Chiusi, known for its Etruscan heritage and archaeological sites, offers a fascinating glimpse into Tuscany's ancient past. Montepulciano, famous for its exceptional wine and Renaissance architecture, is perfect for wine tasting and exploring elegant streets. Additionally, Florence, just a short drive away, invites visitors to delve into its unparalleled art, architecture, and rich cultural history.

In and around Belverde, you can enjoy scenic hikes, cycle through rolling vineyards, or indulge in traditional Tuscan cuisine featuring fresh pasta, robust stews, and local cheeses. Wine enthusiasts will appreciate tours of nearby vineyards and the opportunity to taste renowned Tuscan wines such as Chianti and Brunello. Local festivals and markets showcase Tuscan traditions, crafts, and community spirit, enhancing the immersive cultural experience.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (70 km)
Nearest Airport 2	Amerigo Vespucci Airport (144km)
Nearest Village	Cetona (2 km)
Nearest Restaurant	Ristorante da Nilo (2.5 km)
Nearest Bar/Pub	Cantina La Frasca Di Pimpolari Loretana (2 km)
Nearest Supermarket	Conad (11 km)
Nearest Golf	Golf Club Lamborghini (28 km)
Nearest City	Perugia (55 km)



## What we love

- Enjoy a refreshing swim in the villa's sparkling pool, surrounded by lush gardens.
- The expansive outdoor terrace is perfect for al fresco dining and relaxation, featuring comfortable lounging areas and beautiful views.
- Centrally located for exploring nearby Tuscan towns like Cetona, Chiusi, and Montepulciano, with scenic hiking and cycling trails close by.

## What you should know...

- The property is on a hillside, which may involve steep paths and uneven ground; appropriate footwear is recommended for outdoor activities.
- Please note that quiet and non-intrusive caretakers also live on the estate.
- Please note that when the villa is rented for only 6 guests, the annexe will be closed.
- Check in outside of arrival time must be confirmed at the time of booking, and if approved may be subject to an extra cost.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside of the stated hours must be requested at the time of booking and is strictly subject to the owner's approval. Please note that, if approved, an additional fee may apply. Arrivals after 9pm are not possible.
- **Departure time:** 10.30 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information.<br> 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.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br>
- **Changeover day:** Any day of the week, apart from Sunday.
- **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?:** Outside only.
- **Minimum stay:** 7 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 May/June 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? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** CIN: IT052008C2IGYKY8ME