

# Grano Antico

Region: Tuscany    Sleeps: 6

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## Overview

Grano Antico is a charming three-bedroom villa in Tuscany that comfortably accommodates up to six guests. Nestled in the scenic countryside near Castiglion Fiorentino, this villa blends traditional Tuscan charm with modern comforts, making it an ideal retreat for families or small groups.

The villa's interior is tastefully decorated, featuring exposed wooden beams and classic furnishings that create a warm, inviting atmosphere. The spacious living area includes a cosy fireplace, perfect for relaxing evenings, while the fully equipped kitchen provides everything needed for preparing delicious meals with fresh local ingredients. Each of the three bedrooms is thoughtfully designed, offering ample space and comfort, with two well-appointed bathrooms to serve the guests.

Outside, Grano Antico boasts a beautifully landscaped garden where guests can unwind amidst trees and vibrant flowers. The private swimming pool offers a refreshing escape on warm days, surrounded by loungers and shaded seating areas. A stone-paved terrace with a dining table invites alfresco meals, allowing guests to soak in the panoramic views of the rolling Tuscan hills.

Located close to the historic town of Castiglion Fiorentino, the villa is perfectly positioned for exploring the rich cultural heritage, local cuisine, and natural beauty that define this enchanting region of Tuscany.

## Facilities

Golf Nearby • Washing Machine • Villa • Cycling • Historical Sites • Horse Riding • Walking/Hiking Paths • Wi-Fi/Internet • TV • Wine Tasting • Rural Location • Private Pool • Laptop Friendly Workspace • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interiors

### Ground floor

- Dining room
- Living room with sofas, armchair, fireplace, desk and TV
- Fully equipped kitchen with oven, fridge, microwave, dishwasher and toaster
- Guest WC
- Laundry room

### First floor

- 2 x bedrooms with double beds
- Bedroom with twin beds
- 2 x bathrooms with shower
- Wardrobe room
- Living room

## Outside Grounds

- Private infinity swimming pool (14m x 5m)
- Garden
- Outdoor dining
- Barbecue
- Parking

## Facilities

- WiFi
- TV
- Washing machine and dryer
- Fireplace



# Location & Local Information

Grano Antico is situated near the charming town of Castiglion Fiorentino, in the picturesque Val di Chiana region of Tuscany. This location is ideal for travellers seeking cultural immersion and natural beauty.

The town is rich in history, featuring landmarks like the Torre del Cassero, a medieval tower offering panoramic views of the surrounding countryside. The town's streets are lined with quaint cafes, artisan shops, and traditional restaurants where you can savour local delicacies such as pici pasta, ribollita, and Chianina beef.

Grano Antico's location provides easy access to a variety of activities. You can explore nearby historical sites like the Etruscan ruins or take a day trip to the art-filled city of Arezzo, just a short drive away. Outdoor enthusiasts will enjoy hiking and cycling through the rolling hills and vineyards that define the Tuscan landscape.

This area is also known for its cultural events. One is the Palio dei Rioni, a traditional horse race in Castiglion Fiorentino that reflects the region's deep-rooted traditions and community spirit. Whether indulging in local cuisine, exploring ancient ruins, or simply relaxing in the serene countryside, Grano Antico offers a quintessential Tuscan holiday experience.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (69km)
Nearest Airport 2	Amerigo Vespucci Airport (111km)
Nearest Town	Castiglion Fiorentino (2km)
Nearest Restaurant	Castiglion Fiorentino (2km)
Nearest Bar/Pub	Castiglion Fiorentino (2km)
Nearest Supermarket	Castiglion Fiorentino (2km)
Nearest City	Arezzo (22km)
Nearest Golf	Golf Club Valdichiana (22km)



## What we love

- Nestled in the heart of Tuscany near Castiglion Fiorentino, offering stunning views of the rolling hills and countryside.
- Features a private swimming pool surrounded by a beautifully landscaped garden.
- A stone-paved terrace with a dining area perfect for enjoying alfresco meals with panoramic views.
- Three spacious bedrooms, comfortably sleeping up to six guests, ideal for families or small groups.

## What you should know...

- We recommend hiring a car to be able to explore everything this beautiful region has to offer.
- 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €300 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:** 9.00 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. 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €150, payable locally. 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:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost according to 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?:** 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:** IT051012B5GU5XD54A.