

# Casale Barbarossa

**Region:** Tuscany   **Sleeps:** 14

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## Overview

Enjoy beautiful Tuscan views as far as Montalcino from Casale Barbarossa's hilltop position set in the rolling landscapes of the Senese hills less than 6km from the medieval village of Buonconvento.

This newly restored farmhouse offers guests a quintessential experience in rural Tuscany. The historic charm of Casale Barbarossa is evident throughout with its wood-beamed ceilings, tiled floors and archways juxtaposing modern features such as air-conditioning, Smart TV and Wi-Fi. Sleeping up to 14 guests, bedrooms have been classically furnished with king-size double beds (two of which are usually made up as twins) alongside en suite bathrooms with walk-in showers.

Continental breakfast is served each morning and there is daily housekeeping from Monday to Friday by dedicated on-site staff. Other at-home services that can be arranged for an extra cost include meal services (lunch and dinner), yoga sessions (there's a fitness area with yoga mats) and massages to allow you to truly unwind in glorious surroundings.

The outdoors features terraces for al-fresco dining and seating for soaking up the scenery. Guests can enjoy a relaxing game of bocce and make the most of the 10m long swimming pool and its sun loungers. The two hectares of open grounds offer plenty of space. The farmhouse is at the southern end of a much larger estate that produces wine, olive oil and other products from its vines, olive groves and organic farmland.

Indeed, you can sample the estate's wines and arrange wine tours of vineyards across the regions. Meanwhile, outdoor lovers can organise e-bike/mountain bike hire, horse-back tours, tennis and golf – preferential rates are



available at two highly regarded golf courses, one only 4km away.

Fall in love with nearby Buonconvento, considered to be one of the prettiest villages in the area, and spend the day being enchanted by the beauty of Siena. Don't miss the likes of Montalcino, Pienza and Montepulciano for world-famous wine and gastronomy, alongside the UNESCO listed Val d'Orcia for cypress trees, olive groves, oak forests, endless vines, some of the most iconic landscapes of Tuscany.

## Facilities

Maid Service Available • Special Offer • Has Discount • Weddings • Villa • Table Tennis • Tennis Nearby • Rural Location • Cots (Cribs) • Private Pool • Air-Con • Golf Nearby • Wi-Fi/Internet • Maid Service Included • Chef/Cook Available • Pre-Stocked Fridge Available • Yoga Classes Available • Wine-Tasting Available • Transfers Available • Babysitting Available • Breakfast Included • Boules/Petanque • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Working Fireplace/Woodburner • 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

## Farmhouse Interiors (500m2)

- Open-plan lounge and dining area
- Kitchen, well-equipped including dishwasher, kettle, toaster, oven, Nespresso machine, fridge-freezer
- Relaxation area with yoga mats
- Bathroom (near door leading towards the pool area)

### *Ground Floor Bedrooms (via independent entrances)*

- Independent suite (80m2) with king-size double bed, walk-in wardrobe, living area, breakfast corner with coffee machine and en suite bathroom with shower
- Annexed bedroom (20m2) with king-size double bed and en suite bathroom with walk-in shower (may be suitable for guests with restricted mobility – please enquire)

### *First Floor Bedrooms (via open-tread internal stairs and external stairs)*

- Bedroom suite (37m2) with king-size double bed and en suite bathroom with bath, shower and double sink
- Bedroom (31m2) with king-size double bed, walk-in wardrobe and en suite bathroom with walk-in shower and double sink
- Bedroom (25m2) with king-size double bed, walk-in wardrobe and en suite bathroom with walk-in shower and double sink
- Bedroom (23m2) with two single beds (can be joined as king-size double), walk-in wardrobe and en suite bathroom with walk-in shower
- Bedroom (22m2) with two single beds (can be joined as king-size double), walk-in wardrobe and en suite bathroom with walk-in shower

## Outside Grounds (2 hectares, unenclosed)

- Swimming pool (15x5m, depth: 1.2m). Open approximately April to October (opening hours 8.00 a.m. to 8.00 p.m.)
- Poolside sun loungers (x8) and deckchairs (x4)
- Barbecue
- Outdoor lounge and dining area
- Ping-pong
- Herb and vegetable garden
- Landscaped garden
- Bocce court
- Historic well and old hayloft
- Parking

## Facilities

- WiFi
- Air conditioning
- Washing machine
- Hairdryer
- Smart TV
- Fireplace
- Iron and ironing board



- Table tennis
- Mosquito nets (bedroom)



# Location & Local Information

Surrounded by two hectares of open grounds, this restored farmhouse is part of a vast family-owned estate of rolling hills, organic farmland, vineyards and olive groves. In the hills south of Siena, you can truly experience authentic rural Tuscany - the flora and fauna is thriving without the use of pesticides. This a great location for visiting the idyllic landscapes of the Val d'Orcia and there are views of Montalcino from Casale Barbarossa's hilltop position.

This setting is remote yet only 850m from the main road leading north to a popular restaurant/*osteria* (2.5km away) or south towards Club Castiglion del Bosco (4km). Casale Barbarossa guests benefit from special rates at this golf course as well as La Bagnaia Golf Resort (28km). There is also a tennis court within a short drive that guests can use.

Medieval Buonconvento (5.7km) is considered to be one of the prettiest villages in the region. The city walls date back to the 14th century - soak up the village's heritage as you wander along Via Soccini with its beautiful architecture and inviting restaurants. You can dine well across this area - specialities include rustic dishes such as panzanella and pappa al pomodoro as well as white truffles, Chianina beef and many fine wines.

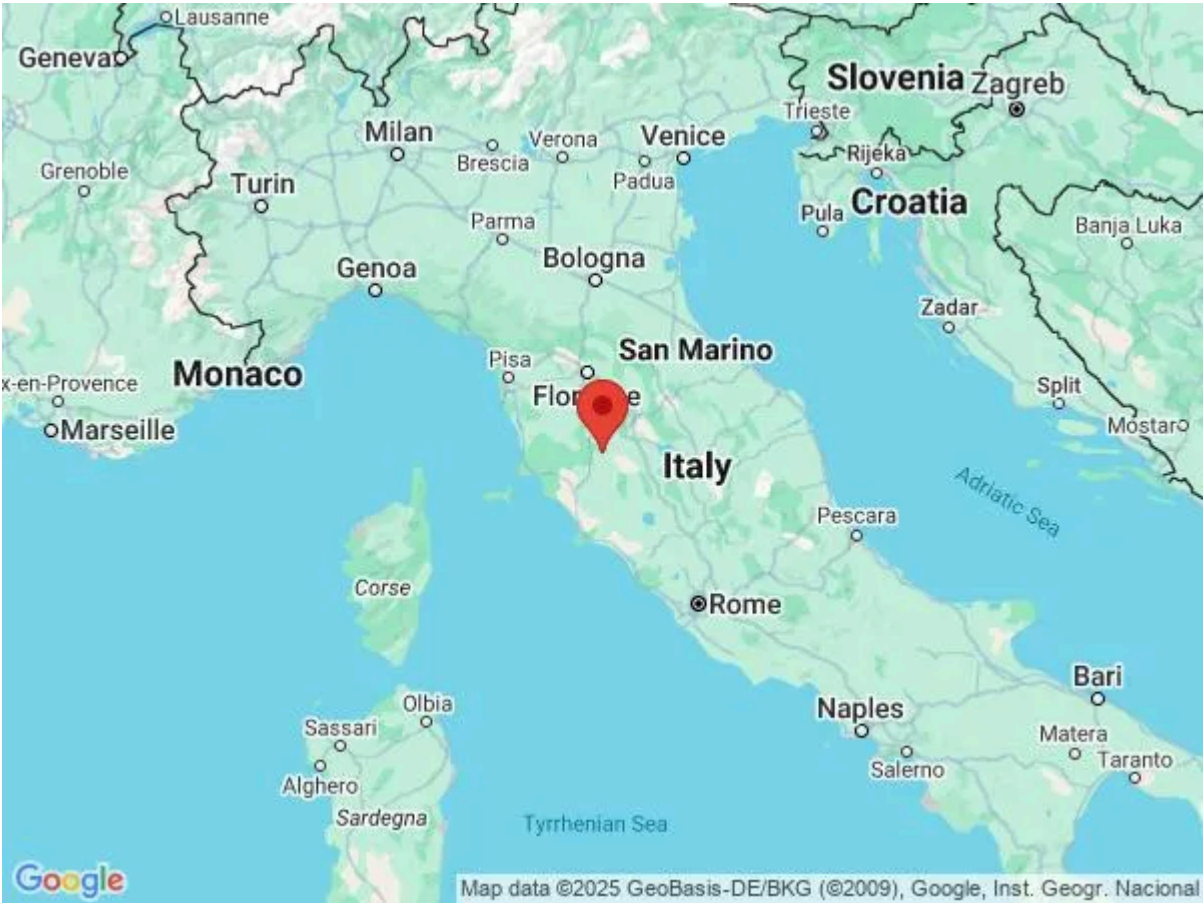
The UNESCO classified landscapes of Val d'Orcia await - pass oak forests, cypress trees, vineyards, olive groves, tiny hamlets and hilltop villages as you explore. No matter what time of year you visit, the romantic Tuscan scenery is exceptional.

One of the Val d'Orcia's most famous villages is Montalcino (17km), famed for its excellent wine, Brunello di Montalcino, as well as its art and history. Pienza (36km) is another hilltop gem so loved for its pecorino cheese whilst Montepulciano (50km) will enchant history and wine lovers alike.

Heading north instead, Siena (35km) is not to be missed during your stay at Casale Barbarossa. Enjoy delicious regional cuisine in charming restaurants, learn all about the town's Etruscan heritage and be inspired by the incredible Piazza del Campo, Torre del Mangia and Palazzo Comunale.

## Local Amenities

Nearest Airport	<b>Florence Airport (118km)</b>
Nearest Airport 2	<b>Perugia Airport (121km)</b>
Nearest Airport 3	<b>Pisa International Airport (147km)</b>
Nearest Train Station	<b>Buonconvento (5.7km)</b>
Nearest Village	<b>Buonconvento (5.7km)</b>



Nearest Restaurant	Local osteria (2.5km)
Nearest Supermarket	Coop, Buonconvento (5.5km)
Nearest Town	Siena (35km)
Nearest Golf	Club Castiglion del Bosco (4km)
Nearest Tennis	Castelrosi (4.5km)

## What we love

- Embrace the Tuscan charm of this newly restored farmhouse whilst appreciating modern amenities such as air-conditioning and en suite bedrooms
- Enjoy glorious views towards Montalcino from its hilltop setting
- Continental breakfast is complimentary each morning and housekeeping is included five days a week
- A fantastic range of services can be arranged from wine-tasting and meal services to horse-back tours, bike rental and yoga sessions
- Preferential golf rates are available at two courses in the region (one just 4km away)
- Visit medieval Buonconvento just a short drive away or venture further afield to Siena, Montalcino, Pienza and the idyllic landscapes of the Val d'Orcia

## What you should know...

- With open-tread iron and wooden staircases, guests need to be able to safely manage steps to most of the bedrooms (and children will need to be supervised).
- There is one annexed bedroom (separate to the main house) on the ground floor that may be suitable for guests with restricted mobility – please enquire to ensure the farmhouse suits your requirements.
- The vast estate is also home to two other properties (Castello Arbia (<https://www.oliverstravels.com/italy/tuscany/siena/castello-arbia/>) and Casale Faggiola (<https://www.oliverstravels.com/italy/tuscany/siena/casale-faggiola/>)) within a 4km drive providing additional accommodation in the case of a wedding or for groups wanting to holiday near each other.

# Terms & Conditions

- **Security deposit:** €2000 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. to 7.30 p.m. After this time, a late check-in fee applies (arrivals after 9.00 p.m. are not possible).
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Bedlinen is changed mid-week.
- **Pets welcome?:** On request only and with prior agreement with the owner. This applies to dogs only (cats are not allowed).
- **Other Ts and Cs:** The swimming pool is unfenced so supervision is needed at all times if staying with children. Other poolside rules will be communicated to guests before/on arrival. Two cots and two highchairs can be requested in advance. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **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?:** Strictly not allowed in the house or grounds.
- **Minimum stay:** 5 nights (high/peak season) or 4 nights at other times.
- **Heating costs included?:** Extra daily cost, payable locally.
- **Tax:** Italian Visitors Tax included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to 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:** IT052003B53MWIL5JK