

Villa Mimi

Region: Tuscany **Sleeps:** 18

Overview

Villa Mimi is a vivacious and elegant villa executed with traditional, decorative charm and ornate, period features nestled in a rustic spot near Siena.

Restored with panache and charisma, set regally on a hilltop, this home is surrounded by olive groves and undulating lawns overlooking the scenic Val di Chiana. Offering a whitewashed, imperial facade and sloping terracotta tiled roofs, this pretty home is a majestic sight, nestled in a tranquil, secluded spot.

This alluring villa accommodates eighteen guests across nine bedrooms, each with their own bathroom - some of them even have their own fireplace and jacuzzi! This stunning home is decoratively lavish and ornate, unapologetically indulgent!

Featuring soft upholstery, antique furnishings and elaborate, baroque touches such as oil paintings and sumptuous fabrics blend to create an immaculately preserved home with historical intrigue as well as modern-day comfort. Charmingly rococo, little touches such as angel wall figurines and antique gilded frames, add to the sophisticated appeal of this home.

The large, yet cosy drawing-room centres around the huge, original fireplace. Dining can be formal, set around the magnificent solid wood table or more informal out on the terrace or in a shaded spot on the lawns.

The bedrooms are graceful abodes of calm and serenity, finished in soft powdery tones and sensual fabrics. Every detail has been conscientiously restored and executed with a gorgeous, ornate touch at Villa Mimi, whilst all the contemporary comforts are in place, such as wi-fi, television and air conditioning.



There are two swimming pools: one indoor heated with whirlpool and sauna, the other one in the garden with bathing area for relaxing time. The beautiful, sedate lawns at Villa Mimi are pristinely manicured, with far reaching rural views, whilst the outdoor pool has an elegant gazebo, dazzling terrace and array of sun loungers.

Villa Mimi offers a true haven of style and tranquillity, providing a faithful slice of restored eighteenth-century glamour and grandeur, as well as a supremely comfortable base for a family or group to discover Tuscany!

Facilities

Villa • Coffee Machine • Wellness • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Cycling • Historical Sites • Ideal for Parties • TV • Chef/Cook Available • Great Value • Lift • Rural Location • Cots (Cribs) • Maid Service Available • Private Pool • Catering Available • Babysitting Available • Heated Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Tumble Dryer • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Wheelchair Access • Sauna/Steam • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground floor

- Entrance hall
- Living-room with fireplace and corner bar
- Dining-room with seating for 24 people
- Modern professional kitchen
- Utility room with washing-machine and dishwasher
- Guest toilet with washbasin
- Double bedroom with en-suite bathroom with shower
- Bathroom with shower
- Indoor pool (3m x 5m, depth: 1.2m) with hydromassage and sauna (at extra cost of €400 per week, if booked in advance)

First floor

- 2x suites, each consisting of a double bedroom with small living-room with fireplace and bathroom with hydromassage tub
- Suite with small sitting area, fireplace and bathroom with shower
- 4x double en-suite bedrooms, each has bathroom with shower

Second floor

- Rooftop double bedroom with en-suite bathroom with shower.

Outside Grounds

- Outdoor pool (12m x 6m), not heated
- Veranda with al fresco dining area
- Sun loungers
- Gazebo with outdoor furniture
- Barbecue

Facilities

- Wi-Fi
- Emergency first aid kit
- High chair and baby bed (on request)
- Iron and ironing table



Location & Local Information

The Val di Chiana valley is located in southern Tuscany and is known for its excellent food, wine and charmingly sleepy towns, nestled in the hilly enclave between Arezzo and Siena.

With an Etruscan and Roman heritage, the area is rich in cultural history and close to the major Art cities of Tuscany.

The graceful, Renaissance hilltop town of Montepulciano is worth a visit; its famous wine, vino mobile di Montepulciano is sublime when washed down with wild boar pasta.

Cortona is one of the most famous local towns, by the film, *Under the Tuscan Sun*, and offers a bustling local market, rich historical buildings centred around the main Piazza della Repubblica.

The Tuscan landscape is considered among the best that Italy has to offer, with its splendid hills, elegant architecture, olive trees and vineyards the views at every turn are enchanting and awash with seasonally changing colours.

Visitors to Tuscany come for many reasons. Many come in search of fine art and others to explore the extraordinary countryside. Gourmets and wine buffs descend on Tuscany to enjoy the simple but wonderful cuisine and wine.

Walkers enjoy the mountain paths, cyclists the rolling hills, and summer vacationers the sea coast and islands. Students come to learn the beautiful Italian language and culture.

Tuscany is possibly the greatest repository of art in the world, from extraordinary paintings and sculptures to frescoes and architectural masterpieces. This captivating region is a hub of Italian life, boasting the finest dining, the finest wines and breathtakingly picturesque scenery.



Local Amenities

Nearest Airport	Siena airport (75 km)
Nearest Airport	Perugia airport (75 km)
Nearest Village	Via del Filo (3 km)
Nearest Restaurant	Restaurant (3 km)
Nearest Bar/Pub	Via del Filo (3 km)
Nearest Supermarket	Via del Filo (3 km)
Nearest Shop	Via del Filo (3 km)

What we love

- The outdoor spaces are sublime, offering layers of lawns and dappled shade, as well as both an indoor and outdoor swimming pool!
- Secluded and tranquil haven of stylish interiors and beautiful gardens, away from the bustle of the crowds.
- Sumptuous additional luxuries such as bright conservatory for the perfect blend of indoor and outdoor living and indoor heated pool complete with sauna for a glamour's touch.
- There is the option for up to six additional beds for larger parties.

What you should know...

- A vehicle is recommended to take full advantage of all that this rich and varied region has to offer.
- This is an ornately decorated period home with lavish detail, antiques and artwork rather than a minimalist city pad!
- There is an additional charge for the use of indoor pool and spa to be paid locally and requested beforehand.
- This villa is equipped with a lift making it more accessible however, no bathrooms have been renovated for wheelchair access specifically.

Terms & Conditions

- **Security deposit:** €1500 payable by Wire Transfer before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 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?:** Yes, except air-conditioning which is an extra €0.50/kWh, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. 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 home security devices may be installed at the villa, please enquire for further information. Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Flexible from approximately mid-November to mid-December. Saturday during all other periods.
- **End of stay cleaning available?:** No, a charge of €400 is payable locally. This is for a standard changeover clean. 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:** 4 nights from mid-November to mid-December. 7 nights during all other periods.
- **Heating costs included?:** Not included in the rental price, € 0,50/kWh. Payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately May 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. Use of indoor pool and sauna is at an extra cost of €450/week payable locally (to be requested beforehand).
- **Property Licence Number:** IT051012B4O4NI6IXX