

Villa Fanti

Region: Tuscany **Sleeps:** 9

Overview

Framed by cypress-lined hills and just 12 km from Florence, Villa Fanti is a stately 19th-century residence at the heart of Chianti's famed wine country. With sweeping views over the Tuscan countryside, this neoclassical villa offers a refined yet welcoming retreat for families, couples, and groups of friends seeking an authentic Italian escape.

Inside, sunlit interiors reveal soaring ceilings, original frescoes, and mosaic and terracotta floors, all complemented by warm tones and contemporary art. Five beautifully appointed bedrooms ensure comfort, while the grand dining room, elegant lounges, and fully equipped kitchen invite long, convivial meals and relaxed gatherings.

Outside, a landscaped park blooms with Mediterranean shrubs, lemon trees, and wide lawns perfect for picnics or games. Dine al fresco on the panoramic terrace, explore nearby hilltop towns and vineyards, or request with the owner to climb the villa's tower for a 360° view across rolling olive groves and ancient villages.

Perfectly placed between Florence and Siena, and close to golf, tennis, and coastal beaches, Villa Fanti is a serene base for discovering Tuscany's finest.

Facilities

Wi-Fi/Internet • Weddings • Villa • Marquee Hire Permitted • Quirky (Unique) • Table Tennis • Tennis Nearby • Rural Location • Cots (Cribs) • Chef/Cook Available • Games Room • Golf Nearby • Outdoor Ceremony • Flexible Catering Options • Dry Hire Option • Allow External Caterers • Nearby Church/Chapel • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV • Pool/Snooker • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling



Interior & Grounds

Villa Interiors (525 m²)

Ground Floor

- Entrance hall
- Living room with satellite TV and grand piano
- Dining room with seating for up to 15 guests and access to the park and terrace
- Fully equipped kitchen with large traditional fireplace, fridge, freezer, oven, dishwasher, toaster, and coffee maker
- Billiard room with antique pool table

First Floor

- Two bedrooms with a double bed
- Bedroom with a double bed and en-suite bathroom with shower
- Bedroom with single bed
- Three bathrooms, two with a bathtub and one with a shower

Under the Tower

- Bedroom with double bed
- Bathroom with shower

The Tower

- Access to the tower is prohibited for safety reasons at all times. Visits and photos may be arranged with the owner upon request and under supervision.

Mansard Suite (Summer only)

- Additional accommodation for up to 5 guests beneath the tower (Please enquire interested)

Outside Grounds (7000 m²)

- Private pool (3x7m - 1.2 m deep)
- Spacious park with Mediterranean vegetation, flowering plants, and lawn
- Terraces for outdoor dining and relaxation
- Built-in BBQ corner
- Table tennis table and rackets
- Laundry room with washing machine

Additional Facilities

- Bed linens and towels
- Shower and beauty supplies
- Hairdryer
- Iron and ironing board
- Essential cooking supplies (vinegar, salt, pepper, coffee, sugar, tea)
- Cleaning products for kitchen, bath, dishwasher, and laundry



Location & Local Information

Villa Fanti sits in one of Chianti's most sought-after locations-just outside Greve in Chianti and only 30 minutes from Florence. Surrounded by gently undulating hills, vineyards, and centuries-old olive groves, the villa offers guests the perfect balance of rural seclusion and cultural convenience. This part of Tuscany is famed for its wine estates, artisanal villages, and breathtaking driving routes, including the renowned Via Chiantigiana that winds through the region's heart.

Nearby towns such as Impruneta and Strada in Chianti provide charming local experiences, from traditional trattorias and bustling markets to terracotta workshops. For those craving a blend of art, architecture, and relaxed countryside living, Villa Fanti's location offers a gateway to both. Day trips to Siena, San Gimignano, and even the Tuscan coast are easily within reach, making this a wonderfully connected base for a quintessential Tuscan escape.

Local Amenities

Nearest Airport	Aeroporto di Firenze "Amerigo Vespucci" (24 km)
Nearest Airport 2	Aeroporto Internazionale di Pisa (88 km)
Nearest Train Station	Florence Santa Maria Novella (15 km)
Nearest Village	Strada in Chianti (2 km)
Nearest City	Florence (17 km)
Nearest Restaurant	(1 km)
Nearest Bar/Pub	La Martellina (1.5 km)
Nearest Supermarket	Coop Impruneta (3.7 km)



Nearest Golf	Ugolino Sport Centre (5 km)
Nearest Tennis	Ugolino Sport Centre (5 km)

What we love

- Elegant 19th-century neoclassical interiors with original frescoes, high ceilings, mosaic and terracotta floors, and contemporary art throughout.
- Panoramic terrace and tower with 360° countryside views, plus beautifully landscaped gardens featuring lemon trees, Mediterranean shrubs, and a spacious lawn.
- Spacious, light-filled living areas and five bedrooms, ideal for groups or families seeking both comfort and privacy in a serene Tuscan setting.

What you should know...

- Car hire is strongly recommended to make the most of the region, as public transport can be limited. Please note the main entrance gate is 2.90 metres wide.
- A Welcome Guide will be provided with helpful tips on local attractions, activities, and practical information to enhance your stay.
- The swim spa with counter-current swimming is available from April to September and is not heated. Guests must shower before use. For maintenance, it is closed daily for approximately 30 minutes at 8:00 AM and 4:45 PM while water quality is checked. Children under 12 are prohibited from use. When the motors/swim jets of the swim spa are turned off, children must be supervised by an adult.
- Access to the tower is prohibited for safety reasons at all times. Visits and photos may be arranged with the owner upon request and under supervision.
- Please note that any additional guests over the 4-person rate will incur an extra charge of €60 per person per night.

Terms & Conditions

- **Security deposit:** €500 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:** 14:00 – 19:00 pm. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes.
- **Linen & towels included?:** No. Extra cost of 150 euro per stay for all laundry.
- **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 your booking will only be confirmed once we have checked availability with the owner or their property manager. The pool is not fenced, so children should be supervised when outdoors. 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. The swim spa with counter-current swimming is available from April to September and is not heated. Guests must shower before use. For maintenance, it is closed daily for approximately 30 minutes at 8:00 AM and 4:45 PM while water quality is checked. Children under 12 are prohibited from use. When the motors/swim jets of the swim spa are turned off, children must be supervised by an adult. Access to the tower is prohibited for safety reasons at all times. Visits and photos may be arranged with the owner upon request and under supervision
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €250, payable locally.. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Other 2:** Please note that any additional guests over the 4-person rate will incur an extra charge of €60 for 2025,80€ for 2026, per person per night.
- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 4 nights.
- **Heating costs included?:** Extra cost, payable locally. 60 euro per day during autumn/winter season (October 15th – April 15th).
- **Pool heating charge?:** No heating available.
- **Internet access?:** Yes.
- **Pool opening dates?:** Please note that the pool is only open from April-September. The 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:** CIR: 048021LTN0340 CIN: IT048021C29M85NKLS