

# Villa Girifalco

**Region:** Tuscany   **Sleeps:** 8

## Overview

Villa Girifalco is a beautifully restored 4-bedroom, 4-bathroom farmhouse located just outside the enchanting town of Cortona in the heart of Tuscany. Surrounded by rolling hills, olive groves, and panoramic views, the villa offers an idyllic retreat that balances privacy, comfort, and easy access to cultural gems.

This charming Tuscan home accommodates up to eight guests in style and comfort. Its interiors are a harmonious blend of rustic elegance and modern convenience, featuring vaulted ceilings, terracotta floors, and tastefully chosen antique furnishings. The ground floor includes a fully equipped kitchen, a cosy living area with a fireplace, and a formal dining room - ideal for enjoying leisurely meals made from local produce.

All four bedrooms are en-suite featuring king-size beds. The layout ensures plenty of privacy for groups of friends or families travelling together with one of the bedrooms located in the annex.

Outside, Villa Girifalco impresses with expansive landscaped gardens, a private swimming pool, and several shaded seating areas perfect for relaxing with a book or enjoying aperitifs as the sun sets. The outdoor dining area, complete with a barbecue and sweeping views of the countryside, provides an unforgettable al fresco experience.

Despite its tranquil setting, the villa is conveniently located just a short drive from Cortona's historic centre, where you can explore cobbled streets, vibrant cafés, artisan boutiques, and fascinating museums. The villa also makes an excellent base for day trips to Tuscany's cultural and culinary hotspots, including Siena, Florence, Montepulciano, and the Chianti wine region.

Whether you're planning a family gathering, a romantic escape, or a holiday with friends, Villa Girifalco offers a truly memorable experience of Tuscan life at its most authentic and luxurious.



## Facilities

Wi-Fi/Internet • BBQ • Washing Machine • Villa • Coffee Machine • Hairdryer • Historical Sites • Ground Floor Bed & Bath • Air-Con • Wine Tasting • Private Pool • Rural Location • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • All Bedrooms En-Suite • Smart TV • Working Fireplace/Woodburner • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### Ground Floor

- Fully-equipped kitchen with modern appliances
- Living room with spacious seating area
- Dining room with table for 8
- Bedroom with European king-size bed and en-suite bathroom

### First Floor

- 2 x bedroom with European king-size bed and en-suite bathroom

### Annex

- Bedroom with European king-size bed and en-suite bathroom

### Outdoor Grounds

- Swimming pool
- Parasols and lounge chairs
- Barbecue area

### Additional Facilities

- Wifi
- Air-conditioning
- Iron
- Toiletries





# Location & Local Information

Perched on a quiet hillside just outside the historic town of Cortona, Villa Girifalco enjoys a privileged location in one of Tuscany's most scenic and culturally rich areas. Cortona, just a short drive away, is a charming medieval town known for its cobbled streets, Etruscan heritage, and warm Tuscan hospitality. Here, you can wander through artisan shops, enjoy espresso in sun-drenched piazzas, and explore historical landmarks such as the MAEC museum and the Church of Santa Margherita.

The surrounding countryside offers a wealth of outdoor activities. Take leisurely walks or invigorating hikes through rolling hills and olive groves, or rent e-bikes to explore the area's picturesque country roads and vineyard trails. Wine enthusiasts will love visiting local wineries for tastings, particularly in nearby Montepulciano or the world-famous Chianti region.

For a day on the water, head to Lake Trasimeno, just 30 minutes away, where you can swim, sail, or enjoy a peaceful lakeside lunch. The villa also serves as a perfect base for day trips to iconic Tuscan cities such as Siena, Florence, and Arezzo, each offering world-class art, architecture, and dining experiences.

## Local Amenities

Nearest Airport	Arezzo Airport (29 km)
Nearest Airport 2	San Francesco d'Assisi Airport (65 km)
Nearest Bar/Pub	Cortona (3 km)
Nearest City	Arezzo (29 km)
Nearest Restaurant	Cortona (3 km)
Nearest Supermarket	Coop (3 km)
Nearest Town	Cortona (3 km)
Nearest Train Station	Camucia Cortona (4 km)
Sightseeing	Isola Maggiore (27 km)



## What we love

- Enjoy breathtaking panoramic views of the Val di Chiana from the peaceful, elevated position just minutes from historic Cortona.
- Beautifully restored farmhouse with traditional features, including exposed beams, terracotta floors, and stylish, comfortable interiors.
- Enjoy spacious garden, private pool, covered dining terrace, and scenic walks right from your doorstep.

## What you should know...

- The property is spread across two floors with internal stairs, which may not be ideal for guests with mobility issues. Similarly the garden is set on different levels which require special attention.
- Please note that the staircase is open, and children should be supervised at all times.
- There are no parasols available in the pool area.
- While Cortona is close by, a car is essential for accessing shops, restaurants, and other local attractions.

# Terms & Conditions

- **Security deposit:** A valid credit card must be provided at check-in as a guarantee.
- **Arrival time:** 3:00 to 7:00 pm. Check-in outside this time is subject to an extra cost. Please enquire for more details.
- **Departure time:** By 10:00 am.
- **Energy costs included?:** Yes, including air conditioning.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. <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> 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?:** No.
- **Minimum stay:** Flexible.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **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.
- **Property Licence Number:** IT051017C2NEQTC2FO