Villa Serenella

Region: Tuscany **Sleeps:** 6

Overview

You reach Villa Serenella in a peaceful residential area, framed by hedgerows and trees that catch the golden light. As the wrought-iron gates swing open, you're met by the soft rose tones of the house's façade and the gentle murmur of the countryside around it. It's the kind of place that instantly puts you at ease.

Step inside and the interiors feel warm and well cared for, a blend of antique character and soft modern comfort. The open-plan kitchen, with its brick pizza oven and rustic cabinetry, has everything you need for lazy meals at home, while the adjoining dining space, with its arched brickwork and soft light, is perfect for long, wine-filled evenings. Two cosy sitting rooms, each with a fireplace, give everyone room to spread out, whether curling up with a book or catching a film. With two double bedrooms and a further twin room, there is plenty of space to make your own.

Newly built spa area located on the covered terrace, featuring a hydromassage tub with integrated light system, Bluetooth speakers, and a sauna, offering the perfect space for relaxation and well-being.

Outside, the garden is a peaceful patchwork of lawn and trees, dotted with sun loungers and shaded seating. The raised pool glimmers invitingly and there's a dining table beneath the oaks for breakfast alfresco. The small town of Lucignano is just a few minutes away, and the surrounding hills roll towards vineyards and hilltop towns in every direction.









Facilities

Wellness • Walking/Hiking Paths • Air-Con • Ideal for Kids • Recommended • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Villa • Cots (Cribs) • Ideal for Teens • Chef/Cook Available • Has Discount • Has Offer • Pets on Request • Special Offer • Parking Space • Wi-Fi/Internet • BBQ • Decorated for Christmas • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Spa/Massage • Tumble Dryer • Dishwasher • Microwave • Smart TV • Sauna/Steam • Heating • Cooking Classes Available • Wine-Tasting Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Accommodation(160m2)

Ground Floor

- Open plan kitchen: oven, dishwasher, induction hob, coffee machine, pizza oven
- Living room with fireplace and TV
- Bathroom with Shower

First Floor

- Living room with fireplace and flat-screen TV
- Bedroom 1: Double bed with air-conditioning
- Bedroom 2: Double bed with air-conditioning
- Bedroom 3: Twin beds with air-conditioning
- Bathroom with Shower
- Bathroom with Shower and Bathtub

Covered Terrace

- Sauna
- Hydromassage tub for 5 people with bluetooth speaker
- Light system 16LED RGB

Outside Grounds(690m2)

- Fenced garden
- Above-ground swimming pool (3 x 7m, depth 120cm) open from start May to mid-October
- Garden furniture
- Barbecue

Additional Facilities

- Heating available from October 15 to April 15(at extra cost)
- Parking on the premises of the villa
- Electric charging station(at extra cost, on request)
- Solar panels









Location & Local Information

Villa Serenella is tucked on the edge of a quiet residential hamlet, just 3km from the historic village of Lucignano. It's the kind of place that doesn't shout about its beauty, it just is. Surrounded by olive groves and cypress trees, this corner of Tuscany is known for its circular medieval layout, craft boutiques and honey-hued stone lanes. There's a small bar a short stroll from the villa, perfect for a quick espresso or aperitivo, while groceries, restaurants and a train station are all within a short drive.

A little further out, you'll find Rapolano's thermal baths and the atmospheric towns of Montepulciano, Cortona and Pienza. Local produce is abundant, whether it's pecorino from the market, a tasting at a nearby winery or a rustic lunch under the vines. Siena is only 40 minutes away if you fancy a day exploring gothic splendour and grand piazzas.

Local Amenities

Nearest Airport	**Florence (109km)**
Nearest Airport 2	**Pisa (170km)**
Nearest Airport 3	**Rome (218km)**
Nearest Beach	**Spiaggia di punta navacca(Lake Trasimeno) (35km)**
Nearest City	**Arezzo (30km)**
Nearest Golf	**Golf club Valdichiana (9km)**
Nearest Restaurant	**Il Pianello (3km)**
Nearest Supermarket	**Sinalunga (5km)**
Nearest Town	**Montepulciano (20km)**
Nearest Train Station	**Sinalunga (6km)**
Nearest Village	**Lucignano (5km)**









What we love

- The villa boasts a raised private pool with sunbeds, shaded spots and room to relax!
- Adding to the relaxation offered by the pool, Villa Serenella offers covered spa area, with a sauna and Hydromassage tub, allowing you to slip deeper into a relaxed state.
- The authentic Tuscan kitchen complete with its wood-fired pizza oven is a delight for budding chefs.
- A short drive to Lucignano, the villa offers easy access to iconic hill towns.

What you should know...

- The swimming pool is above-ground and has a uniform depth of 120cm.
- The villa is semi-detached, though guests still enjoy full privacy.
- A car is recommended for shopping and exploring the region.
- Air conditioning is available only in the villa's bedroom.
- Newly built SPA with Hydromassage tub and Sauna available from November 2025

Terms & Conditions

- **Security deposit:** €1000 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:** 5.00 p.m – 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.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet will apply (payable locally).

- **Other Ts and Cs:** 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.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €370, payable locally in cash. 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?:** Not allowed.

- **Minimum stay:** 4-5 nights.

- **Heating costs included?:** Yes. During winter months from mid-October to mid-April on request at extra cost of 35€ per day, payable locally in cash.

- **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?:** The pool is open approximately start-May to mid-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.