

# Villa Raggiola

**Region:** Tuscany   **Sleeps:** 12

## Overview

Set among the rolling Chianti hills, Villa Raggiola is a beautifully restored Tuscan retreat with sweeping vineyard views, elegant interiors, and generous outdoor living. This six-bedroom estate blends rustic character with modern comfort, offering a relaxing yet well-connected escape just minutes from the medieval village of San Donato in Poggio.

Inside, the villa is spread across the main house, a private apartment, and two independent annexes, making it ideal for families or groups who want both togetherness and privacy. Elegant living spaces, professional-grade kitchens, and a balance of traditional beamed ceilings with sleek updates create a home that is as comfortable as it is characterful.

Surrounded by a manicured garden, the villa's highlight is its panoramic infinity pool, where loungers and parasols invite long afternoons of sunshine and relaxation. A shaded dining terrace, barbecue, and outdoor lounge make it easy to live al fresco, while a foosball table and wood-fired pizza oven bring a touch of fun to evenings under the stars. Guests also enjoy exclusive access to the villa's private wine cellar, a rare opportunity to sample premium Tuscan vintages at their leisure.

## Facilities

BBQ • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Wine Tasting • Washing Machine • Villa • Coffee Machine • Hairdryer • Historical Sites • Horse Riding • Walking/Hiking Paths • Rural Location • New Villas 2025 • Table Tennis • Cots (Cribs) • Private Pool • Gym/Fitness Room • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Smart TV • Table Football • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## Villa Interiors

### Main Building

#### Ground Floor

- Open plan living and dining room with fireplace
- Professional kitchen with island, stovetop, toaster, oven, microwave, coffee machine, kettle, dishwasher, fridge and freezer
- Guest WC
- Laundry room

#### First Floor

- Living room with sofa and TV, study corner and balcony
- Bedroom 1: Double bed and ensuite bathroom with shower
- Bedroom 2: Double bed
- Bedroom 3: Twin bed (joinable beds)
- Shared bathroom with shower

#### Independent Apartment (within the main building)

- Living area with fireplace and kitchen with stovetop, oven, dishwasher and fridge
- Bedroom 4: Double bed and ensuite bathroom with shower

#### Annex 1 (opposite the main building)

- Bedroom 5: Double bed and ensuite bathroom with shower

#### Annex 2 (connected to the main building via a covered walkway)

- Bedroom 6: Double/twin beds and ensuite bathroom with shower
- Small fitness room with treadmill and exercise bike

## Outside Grounds

- Panoramic infinity pool (13 x 5 m, depth 1.20 to 1.50 m), open from mid-April to mid-October
- Private garden with a manicured lawn
- Outdoor dining area with a table for 12 and a parasol
- Barbecue
- Comfortable lounge area with a sofa and armchairs
- Sun loungers, deckchairs, parasols, and an outdoor shower
- Ping pong table
- Private outdoor parking for 4-5 cars

## Facilities

- WiFi
- Air conditioning
- Heating
- Fireplace
- Washing machine and dryer
- Iron and ironing board
- Hairdryer



- Table tennis
- Table football

# Location & Local Information

Villa Raggiola enjoys a privileged setting in the Chianti Classico region, halfway between Florence and Siena. The villa sits within the hamlet of Madonna di Pietracupa, steps from the 16th-century Sanctuary of Santa Maria delle Grazie. Just down the road lies San Donato in Poggio, a hilltop village named among Italy's most beautiful, where cobbled lanes, medieval walls, and small trattorias preserve centuries of Tuscan tradition.

The villa is an excellent base for exploring the best of Chianti and beyond. Picturesque towns like Castellina, Greve, Panzano, and Radda are all nearby, each offering wine tastings, artisan shops, and postcard-worthy piazzas. A little further afield, San Gimignano, Monteriggioni, Siena, and Florence await with their art, architecture, and history. Whether you want to wander ancient streets, sip world-class wine, or simply bask in the views, Villa Raggiola places you in the heart of Tuscany's most celebrated landscape.

## Local Amenities

Nearest Airport	Amerigo Vespucci Airport (41km)
Nearest Airport 2	Pisa International Airport (91km)
Nearest Bar/Pub	San Donato in Poggio (1km)
Nearest City	Florence (38km)
Nearest Golf	Circolo Golf dell'Ugolino (33km)
Nearest Restaurant	San Donato in Poggio (Within walking distance)
Nearest Supermarket	San Donato in Poggio (Within walking distance)
Nearest Village	San Donato in Poggio (800m)



## What we love

- Infinity pool with breathtaking views across vineyards and olive groves.
- Outdoor pizza oven, barbecue, and shaded dining terrace for Tuscan feasts.
- Perfectly located between Florence, Siena, and Chianti's charming villages!

## What you should know...

- The villa is divided across the main house, an apartment, and two annexes, ideal for groups, but families with young children may prefer to stay close together.
- We recommend hiring a car to explore this beautiful region.



# Terms & Conditions

- **Security deposit:** €700 paid in cash to the owner upon arrival and refunded after departure, subject to full security inspection.
- **Arrival time:** 4.30 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:** 9.30 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, included. 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.
- **Other 2:** Please note home security devices are installed at the villa, please enquire for further information.
- **Minimum stay:** 5 nights during peak season. 4 nights during all other periods.
- **Heating costs included?:** Extra €0.70/kW, 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 opening dates?:** The pool is open from approximately mid-April 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.