

Villa Sedesta

Region: Tuscany Sleeps: 9

Overview

Surrounded by quintessential Chianti landscapes, Villa Sedesta is a stylish holiday villa where history, beauty and contemporary comfort come together in perfect harmony, just a short drive from the hilltop village of Panzano.

Part of a larger estate, this chic air-conditioned villa sleeps up to 9 guests and offers stunning views of vineyards and olive groves from its idyllic terraces. Original stonework and Tuscan character meet thoughtful modern design, creating a setting where every detail has been carefully considered.

Downstairs, the sleek living and dining space opens seamlessly to a superbly equipped kitchen, while the mezzanine lounge above offers a calming space to relax. For moments of true indulgence, the villa's private indoor heated pool glows softly with ambient lights and features its own little bar and lounge area.

Upstairs, four beautifully appointed bedrooms, each with en-suite shower rooms, provide restful spaces to retreat at the end of the day. One triple room is ideal for families, while the remaining three offer queen-size double beds, two of which can be arranged as twins on request.

Step outside to discover a covered dining terrace complete with a state-of-the-art barbecue, ideal for long lunches that melt into lazy afternoons. The private outdoor swimming pool, set against a backdrop of vine-stripped hills and cypress trees, invites you to unwind under the Tuscan sun.

Surrounded by olive groves and vine-covered hills, Villa Sedesta is perfectly placed for exploring the Chianti countryside. The village of Panzano is just a short drive away, home to wineries, excellent restaurants and one of Tuscany's most renowned butchers. Further afield, Florence, Siena and San Gimignano are all within easy reach for unforgettable day trips steeped in art, culture and history.

Facilities

Helipad/Helicopter Transfers Available • Walking/Hiking Paths • Romantic • Horse Riding • Historical Sites • Ideal for Kids • Cycling • Villa • Private Pool • Wine Tasting • Air-Con • Has Discount • Heated Pool • Cots (Cribs) • Special Offer • Ideal for Teens • Maid Service Included • All Bedrooms En-Suite • Indoor Pool • Modern • <1hr to Airport • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • DVD • Dishwasher • Microwave • Smart TV • Satellite TV • Working Fireplace/Woodburner • Heating • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)



Interior & Grounds

Villa Interiors (180m²)

Ground Floor

- Open-plan living and dining area with sofas and dining table
- Open-plan kitchen, fully-equipped with 4-burner cooker and oven, dishwasher, fridge, freezer, ice-maker, microwave, toaster, kettle and coffee machine
- Guest WC

Upper Floors

- Indoor heated pool (heated approximately May to October to max 28/29C, pool heating at other times subject to a supplement) with relaxing lights, small bar and sitting area
- Mezzanine living area (overlooking living-dining area below)
- Bedroom with queen-size double bed, single bed and en suite bathroom with shower, bidet and WC
- Bedroom with queen-size double bed (can be set up as twin on request) and en suite bathroom with shower, bidet and WC
- Bedroom with queen-size double bed (can be set up as twin on request) and en suite bathroom with shower, bidet and WC
- Bedroom with queen-size double bed and en suite bathroom with shower, bidet and WC

Outside Grounds (1000m² plot)

- Swimming pool (4x8m, depth: max 1.2m) open approximately April to end-October
- Poolside sun loungers and umbrellas
- Covered dining terrace with Tuscan views
- Barbecue
- Garden and sloping grounds
- Parking (two spaces)

Facilities

- WiFi
- Air conditioning
- Fireplace
- TV
- DVD
- Washing machine
- Iron
- Hairdryer



Location & Local Information

Set amidst the vine-clad hills of central Chianti, Villa Sedesta enjoys a prime position just outside the charming village of Panzano, almost equidistant between Florence and Siena. Surrounded by rolling Tuscan landscapes of olive groves, vines and cypress trees, the setting is nothing short of idyllic.

Wander along country lanes to Panzano for a relaxed morning espresso or dine in one of the excellent restaurants dotted around the village. Explore its charming cobbled lanes, admire fountains, listen out for the church's belltower and visit one of the region's most renowned butchers, Dario Cecchini, perfect for picking up premium cuts to enjoy back at the villa. An atmospheric market takes place in the village on the first Sunday of the month and look out for a wealth of festivities from National Liberation Day in April to the wine festival in September.

A short drive brings you to Greve in Chianti (9km), a pretty wine village known for its attractive arcaded *piazza*, wine cellars, artisan food shops and restaurants. Further afield, the historic streets of Castellina in Chianti beckon with medieval charm and sweeping views.

This area is of course a haven for food and wine lovers. Discover local wineries offering tastings and tours, allowing guests to explore the deep roots of Chianti's winemaking tradition. Local *osterie* and *ristoranti* serve rustic yet refined Tuscan dishes, often made with seasonal produce and truffle-infused specialities. From long lunches overlooking the vines to candlelit dinners in Tuscan villages, dining here is a pleasure not to be rushed.

For those eager to explore more of Tuscany, highlights such as San Gimignano, with its iconic medieval towers, and Gaiole in Chianti, famed for its cycling heritage and castles, are well worth the journey. Lovers of history and art will relish a day trip to Siena, known for its Gothic architecture and vibrant piazza, or the Renaissance treasures of Florence, just over an hour away.



Local Amenities

Nearest Airport	Florence Airport (44km)
Nearest Airport 2	Pisa International Airport (93km)
Nearest Airport 3	San Francesco d'Assisi Airport (155km)
Nearest City	Florence (39km)
Nearest Golf	Circolo Golf dell'Ugolino (25km)



Nearest Restaurant	Panzano (1km)
Nearest Shop	Panzano (1km)
Nearest Supermarket	Small Coop supermarket (2.3km)
Nearest Town	Castellina in Chianti (15km)
Nearest Train Station	Certaldo (33km)
Nearest Village	Panzano (Within 1km)

What we love

- Part of a historic estate, this is a beautifully restored villa with stylish and contemporary interiors
- Gather for al-fresco meals with the most glorious views of olive trees and rolling vineyards
- There are two pools – one outdoor swimming pool with Tuscan views, the other a charming heated indoor pool
- A superb base for exploring Tuscany – visit wine villages such as Greve and Castellina in Chianti and spend the day in Siena and Florence

What you should know...

- Part of a 20-acre estate, there are two neighbouring villas (the grounds are divided via tall hedgerows). For larger groups, all three villas can be rented together for 37 guests – please ask for details and rates.
- Please see the "Layout" and "T&Cs" tab for details about both pools (please note the outdoor pool is not heated).
- We recommend hiring a car to explore this beautiful region.
- Please note that the garden is on different levels, so not best suited to those with mobility issues.

Terms & Conditions

- **Security deposit:** €1500 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:** 4.00 p.m. - 8.00 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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Flexible.
- **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 may be installed at the villa, please enquire for further information.
- **Other 3:** 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.
- **Minimum stay:** 4 nights. All other durations on request
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Pool heating of the indoor pool included from May to October. During other periods, pool heating is available on request at an extra cost. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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 beginning-April to end-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.