

# Casa Peposo

Region: Tuscany Sleeps: 12

## Overview

Surrounded by olive groves and vineyards, Casa Peposo stands as a graceful expression of Tuscan tradition. With views that sweep across the rolling Chianti hills, this charmingly restored historic villa offers a restful retreat just a stone's throw from Florence. Set within a countryside estate, it welcomes 10-12 guests into a world where time slows, meals linger and every detail whispers of heritage.

Soak up the rustic ambience inside. Terracotta floors, vaulted ceilings and exposed wooden beams create an authentic Tuscan character, while modern touches such as a Smart TV, Wi-Fi and air conditioning add to the villa's appeal. The living and dining spaces are cosy and inviting, with antique doors and handmade tiles in the traditional kitchen. A striking scagliola dining table invites shared meals, while the expansive veranda, complete with shaded dining areas and a conversation corner, brings people together with ease.

Across two levels, guests will find five en suite bedrooms, each one infused with Tuscan charm and tradition. The ground floor bedroom boasts a four-poster bed, a simple kitchenette and private entrance. Upstairs, four double bedrooms combine comfort and authenticity, two of which feature mezzanine levels with an additional single bed.

In the lower garden outside, a private fenced pool is perfectly positioned for long afternoons, framed by endless Tuscan views. Back by the house, the vast terracotta terrace offers shaded corners and quiet nooks for morning coffee and evening *aperitivi*.

Located just 2km from the village of Impruneta, guests can browse local pottery workshops, pick up fresh pastries or enjoy a espresso in the piazza by the church. Florence lies only 12km away, its domes, galleries and Renaissance treasures within easy reach. To the south, the Chianti region calls with winding roads, hilltop villages and celebrated vineyards.

Whether gathering with family or friends, Casa Peposo is an authentic and traditional place to relax, unwind and savour the very best of Florence and Tuscany.



## Facilities

Cycling • Tennis Nearby • Historical Sites • Walking/Hiking Paths • Air-Con • Wine Tasting • Private Pool • Chef/Cook Available • Maid Service Available • Cots (Cribs) • All Bedrooms En-Suite • <1hr to Airport • Heritage Collection • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Indoor

Games • Tumble Dryer • Dishwasher • Microwave • Smart TV • Working Fireplace/Woodburner • Zoo • Kid-friendly museum • Kid-friendly excursions • Amusement park • Cooking Classes Available • Wine-Tasting Available • Forest park/High-rope course • Babysitting Available • High Chair(s)

# Interior & Grounds

## Villa Interiors (280m<sup>2</sup>, two floors)

- Large room with sofas, dining table, books and other furnishings. Doors open to covered terrace
- Traditional kitchen, well-equipped with dishwasher, oven, microwave, fridge and coffee makers (capsule, American and moka pot)
- Laundry room with washing machine, dryer and ironing facilities
- Bedroom (via private entrance) with four-poster double bed, kitchenette and en suite bathroom with shower



## First Floor

- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and en suite bathroom
- Bedroom with double bed and mezzanine level above (via open-tread stairs) with single bed. En suite bathroom
- Bedroom with double bed and mezzanine level above (via open-tread stairs) with single bed. En suite bathroom

*On the first floor, two bathrooms feature bath tubs, the other two feature showers.*

## Outside Grounds

- Private swimming pool (12x6m, depth: 2.4m), in fenced area of the grounds. Open approximately May to October
- Poolside sunbeds and deckchairs
- Large veranda with seating and dining area
- Smaller covered terrace with dining table
- Pergola with bistro table and chairs
- Barbecue area
- Large garden/grounds (different levels with steps)
- Parking



# Location & Local Information

Casa Peposo offers a beautiful retreat in the heart of the Tuscan hills surrounded by iconic landscapes of vineyards and olive groves. The villa captures the rustic authenticity of the region, yet sits within effortless reach of Florence's cultural treasures and the famed Chianti countryside.

The nearest village is Impruneta, around 2km by car, with its bar, pasticceria and handy supermarket. Discover the village's pottery traditions and visit the impressive Basilica di Santa Maria all'Impruneta. Sit out on the main square with an espresso, pastry or gelato and soak up the atmosphere as locals go about their day.

A mere 20-minute drive transports you to the Renaissance splendour of Florence (12km), a city steeped in art, history and character. Wander beneath the magnificent dome of the Duomo, designed by Brunelleschi, then step inside to admire its intricate frescoes. Gaze upon Michelangelo's David at the Galleria dell'Accademia or lose yourself in the masterpieces of the Uffizi Gallery. Stroll across the iconic Ponte Vecchio, browse boutiques and antique shops then pause for a leisurely *aperitivo* along the banks of the Arno as the city glows in the golden Tuscan light. There's no doubt that Florence promises an unforgettable cultural escape.

Wine lovers will be drawn to the Chianti hills, a patchwork of vineyards and medieval villages. Spend your days touring wine estates or exploring characterful spots like Strada In Chianti (6.5km), Greve in Chianti (18km) and the enchanting Radda in Chianti (36km), each offering spectacular views, excellent wineries and inviting enotecas. The scenic drives alone are worth the journey.

For a longer adventure, Siena (69km) makes for a captivating day trip with its Gothic architecture, grand Piazza del Campo and centuries-old Palio traditions. Trains from Florence connect you to this historic gem in around 90 minutes or it's an hour drive.

Other Tuscan treasures lie within easy reach. Sample the charm of Montespertoli (25km), wander the historic streets of Empoli (35km) or discover the medieval character of Certaldo (35km). And if time allows, don't miss the soaring towers and storybook lanes of San Gimignano (51km), one of Tuscany's most iconic towns.

## Local Amenities

Nearest Airport	<b>Florence Airport</b> (21km)
Nearest Airport 2	<b>Pisa Airport</b> (84km)
Nearest Bar/Pub	<b>Impruneta</b> (2km)
Nearest City	<b>Florence</b> (12km)



Nearest Golf	<b>Circolo Golf dell'Ugolino</b> (10km)
Nearest Restaurant	<b>Impruneta and surrounding area</b> (2-3km)
Nearest Supermarket	<b>Impruneta</b> (2km)
Nearest Tennis	<b>Tennis Club Impruneta</b> (3km)
Nearest Train Station	<b>Firenze Santa Maria Novella</b> (12.5km)
Nearest Village	<b>Impruneta</b> (2km)

## What we love

- Experience the beauty of Tuscany whilst being only 12km from the heart of Florence
- Interiors blend tradition and comfort – think terracotta floors, vaulted ceilings and characterful furnishings alongside air-conditioning
- The private pool is wonderful and enjoys sweeping views over the Chianti hills
- Just 2km from Impruneta – soak up authentic village life with an espresso, gelato or pastry on the main square
- Explore the best of Chianti with hilltop villages and world-renowned vineyards within a short drive

## What you should know...

- Casa Peposo sleeps 10-12 guests across five bedrooms, two of which feature mezzanine levels (via open-tread stairs) with single beds. Please see the "Layout" tab for full details.
- Guests need to be able to safely manage steps and different levels across the beautiful grounds.
- A cot and highchair are available on request only.
- A car is highly recommended to explore the local area.
- Quiet and non-intrusive owners may occupy the adjacent buildings to the villa. Although they will be happy to help, exclusive and independent use of the villa is guaranteed for guests.

# 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:** 3.00 p.m to 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. Check-out outside this time may be subject to an extra cost. Please enquire for more details.
- **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. <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?**: Mandatory €600 per stay, payable locally. This is for a standard changeover clean. 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.
- **Minimum stay:** 5 nights. All other durations on request.
- **Tax:** Italian Visitors Tax payable to Oliver's Travels at the time of balance payment (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?**: Open approximately May to 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.
- **Property Licence Number:** IT048022B4GNKD2H3C