Villa Casciano

Region: Tuscany **Sleeps:** 12

Overview

Villa Casciano is a relaxed and stylish Tuscan villa close to San Casciano dei Bagni, a medieval town known for its thermal springs and Val d'Orcia scenery. Sleeping up to twelve guests across the main villa and guest house, it works well for families or groups of friends who want a peaceful countryside base with flexible accommodation. There are seven bedrooms in total, each with its own bathroom, including queen bedrooms, twin or queen rooms and a single bedroom, making the layout suitable for mixed-age groups or guests who prefer separate sleeping arrangements.

Inside, the main villa has a warm, classic feel, with traditional beamed ceilings, sociable living spaces, a fireplace, media comforts and indoor dining for twelve. The separate guest house adds extra privacy for part of the group, making Villa Casciano especially well suited to multi-generational stays or friends travelling together. Outside, manicured gardens, olive groves and a vegetable garden frame the private swimming pool, where sun loungers invite slow days in the Tuscan sunshine. Villa Casciano is also within walking distance of San Casciano dei Bagni and the nearby Fonteverde spa, while Pienza, Montalcino and other Val d'Orcia villages make wonderful day trips.









Facilities

Wellness • Cycling • Historical Sites • Air-Con • Recommended • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Walking/Hiking Paths • Ideal for Kids • Villa • Maid Service Included • Ideal for Teens • Has Discount • Special Offer • Chef/Cook Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Smart TV • Heating

Interior & Grounds

Main Villa

Ground Floor
- Living room: Sofa seating, fireplace, media library, Netflix, sound system
- Dining area with seating for twelve
- Fully equipped kitchen
- Office
- Bedroom 1: Queen bed, ensuite bathroom with bathtub and shower over tub
- Bedroom 2: Twin beds, can convert into queen bed, ensuite bathroom with shower

First Floor
- Bedroom 3: Queen bed, ensuite bathroom with bathtub and shower over tub
- Bedroom 4: Twin beds, can convert into queen bed, ensuite bathroom with shower
- Bedroom 5: Queen bed, ensuite bathroom with bathtub and hand-held shower

Guest House
Ground Floor
- Bedroom 6: Queen bed, can convert into twin beds, ensuite bathroom with shower

First Floor
- Bedroom 7: Single bed, ensuite bathroom with bathtub and shower over tub

Outside Grounds
- Private swimming pool, 12m x 6m
- Sun loungers for twelve guests
- Outdoor dining area
- Barbecue
- Olive groves & vegetable garden within the grounds
- Covered private parking for three to four cars
- Electronic gate

Additional Facilities
- Air-conditioning throughout
- Wi-Fi
- Central heating (subject to extra cost)
- Large fireplace
- Sound system
- Media library
- Netflix
- Laundry area with washing machine and dryer

House manager available to assist guests and take care of the pool and garden









Location & Local Information

Villa Casciano sits close to San Casciano dei Bagni, a small medieval spa town in southern Tuscany, surrounded by the rolling landscapes of the Val d'Orcia and Val di Chiana. Long celebrated for its thermal waters, the town is home to natural springs, historic bathing sites and the elegant Fonteverde spa, built around a Medici-era portico commissioned in the early seventeenth century.

The local area is wonderfully suited to slow Tuscan days, with restaurants, shops and the centre of San Casciano dei Bagni around a 20-minute walk away, while the nearest larger supermarket is around a 5-minute drive. Guests can explore hilltop towns such as Pienza, Montepulciano, Montalcino and Sarteano, known for their wine, cheese, architecture and classic countryside views. Siena is also within reach for a longer day trip, offering Gothic streets, historic piazzas and a richer taste of Tuscany's cultural heritage. For nature lovers, the wider landscape offers scenic walks, olive groves, vineyards and easy access to some of southern Tuscany's most atmospheric villages.

Local Amenities

Nearest Airport	**Perugia (57km)**
Nearest Airport	**Florence (117km)**
Nearest Bar/Pub	**(1.7km)**
Nearest Golf	**Golf Club Lamborghini (40km)**
Nearest Restaurant	**(900m)**
Nearest Train Station	**Chiusi-chianciano Terme (22.3km)**
Nearest Village	**San Casciano dei Bagni (1km)**
Nearest Supermarket	**Conad - Piancastagnaio (26km)**









What we love

- Villa Casciano's separate guest house offers extra privacy for part of the group, ideal for multi-generational families or friends travelling together.
- All seven bedrooms have ensuite bathrooms, which works especially well for larger groups.
- The villa is close to a Thermal spa, a lovely option for guests looking to enjoy San Casciano dei Bagni's famous thermal waters.
- The setting combines classic countryside charm with olive groves, a vegetable garden and views of the surrounding Val d'Orcia landscape.

What you should know...

- Villa Casciano sleeps up to twelve guests in total across 2 buildings. The 9-person rate includes access to the main villa only, while the 10-person or more rate includes access to both the main villa and the annexe.
- Central heating is not included in the rental rate and estimated costs are provided depending on the week booked. Please equire for more details.
- Covered parking is available for three to four cars, with access via an electronic gate.
- 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

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa, however there is a mandatory Accidental Damage Coverage fee of €199 will be added to each booking. This covers guests for up to EUR 2,500 in accidental damages at the villa. Any damages exceeding this amount will be charged to the guest based on the value of the damage caused. The fee will be added to the balance payment.

- **Arrival time:** 4pm. In the event of a late check in, guests will need to arrange this directly with the property manager, which may be subject to an extra charge

- **Departure time:** 10am.

- **Energy costs included?:** Electricity and air-conditioning included.

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

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, the owner reserves the right to charge an extra cleaning fee. Please enquire for more information.

- **Other Ts and Cs:** Guests are required to follow local recycling regulations. Rubbish disposal instructions are provided to guests prior to arrival.
 Travel cot available on request.
 Please note that your booking will only be confirmed once we have checked availability with the owner.
 Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday during peak season, flexible out of peak season

- **End of stay cleaning:** Standard changeover clean included in the price, along with 5-days a week of light maid services (refresh of the kitchen and cleaning of communal areas). 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?:** Not allowed

- **Other 2:** Please note that booking for 9-guests or less, guests will only have access to the main villa. Whereas booking for between 10 and 12-guests, this will give you access to the main villa and the annexe.

- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted.

- **Minimum stay:** 4-7 nights depending on the period.

- **Heating costs included?:** At extra cost, payable locally.

- **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.

- **Damage Waiver:** A mandatory Accidental Damage Coverage fee of €199 will be added to each booking. This covers guests for up to EUR 2,500 in accidental damages at the villa. Any damages exceeding this amount will be charged to the guest based on the value of the damage caused. The fee will be added to the balance payment.