Villa Clanis

Region: Tuscany **Sleeps:** 13

Overview

Villa Clanis offers a spacious and comfortable retreat in the Tuscan countryside, designed with group stays in mind. The ground floor features generous open-plan living areas, including two separate lounges and two fully equipped kitchens, creating a flexible layout for larger families or groups. Indoor and outdoor dining areas accommodate up to 13 guests, making it easy to come together for shared meals while still allowing space to spread out.

The villa is arranged across two floors and accommodates guests in seven bedrooms with seven bathrooms, providing both comfort and privacy. The interiors are practical and welcoming, with a layout that works well for multi-generational families or friends travelling together. Large openings connect the living areas to the garden, enhancing the sense of space and light throughout.

Outside, the spacious garden is ideal for enjoying the Tuscan climate, with a private swimming pool surrounded by sun loungers for laid-back days in the sun. There is plenty of room for outdoor dining and relaxing, creating a natural extension of the indoor living spaces. With Cortona just 11km away, amenities within a 10-minute drive and Lake Trasimeno around 14km from the villa, it offers a great base for exploring the surrounding area.

Facilities

Air-Con • Wine Tasting • Private Pool • Ideal for Kids • Villa • Cycling • Historical Sites • Walking/Hiking Paths • Ideal for Teens • Special Offer • Has Discount • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Dishwasher • Heating

Interior & Grounds

Villa Interior

Ground Floor

- Open-plan living area with sofas, TV, bookcase
- Dining room with a table seating 15
- Professional kitchen
- Second living room with sofas
- Second kitchen
- x2 bedrooms with double beds
- Bedroom with one double bed and one single bed
- Bedroom with twin beds (can be made into double)
- x4 Bathrooms with showers

First Floor (accessed via two staircases)

- Living room with a sofa and desk
- Bedroom with double bed
- x2 Bedrooms with double beds and ensuite bathrooms with showers and bathtubs
- Bathroom with shower

Outside Grounds

- Private swimming pool (12.5m x 5m) Open approximately May to September
- Sun loungers and parasols
- Outdoor dining area
- Parking (for 7 cars)
- Bocce court

Facilities

- Wi-Fi
- Air-conditioning

Location & Local Information

In the rolling countryside of the Valdichiana, Villa Clanis enjoys a fantastic position for exploring both Tuscany and nearby Umbria. Just 11km away, Cortona offers a rich mix of history, culture and local life, with its atmospheric streets, traditional shops and excellent restaurants. Everyday amenities can be reached within a short 10-minute drive, making it easy to combine a rural setting with convenience.

Lake Trasimeno, around 14km away, is ideal for day trips, offering opportunities for swimming, boat trips and watersports, as well as lakeside dining. The surrounding area is also well placed for visiting some of central Italy's most well-known destinations, from Siena and the Val d'Orcia to Perugia and Assisi. With its central location and variety of nearby attractions, this is a great base for discovering the region at your own pace.

Local Amenities

Nearest Airport	**Florence Airport (120 km)**
Nearest Airport 2	**Pisa Airport (176 km)**
Nearest Beach	**Lake Trasimeno (14 km)**
Nearest Restaurant	**Camucia (8 km)**
Nearest Town	**Cortona (11 km)**
Nearest Village	**Camucia (8 km)**
Nearest Supermarket	**Camucia (8 km)**

What we love

- Explore the spacious layout with two living areas, two kitchens and seven bedrooms, ideal for large families or groups
- Enjoy the extensive outdoor space with a private swimming pool, garden and dining areas for relaxed days and shared meals outside
- Close to Cortona and within easy reach of Lake Trasimeno, offering a great base for exploring Tuscany and Umbria

What you should know...

- The swimming pool is unfenced, please take care and supervise children.
- A car is highly recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded after departure, subject to full security 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. 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement may 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.
 Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Mandatory €800, 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.

- **Heating costs included?:** Extra cost based on consumption, 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.

- **Pool opening dates?:** The pool is open approximately May to September. 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.