Casa Delle Colline

Region: Tuscany **Sleeps:** 8

Overview

Surrounded by undulating Tuscan hills and looking out across a sun-drenched landscape that seems to roll on forever, Casa Delle Colline is a welcoming farmhouse with rustic soul and modern comforts. Tucked into the countryside between the beaches of the Etruscan Coast and the ancient city of Volterra, this stone-built villa sleeps eight across four beautifully appointed bedrooms, each with its own bathroom.

Step inside and you're greeted by a warm, earthy interior where terracotta floors and beamed ceilings nod to the building's agricultural past. The living area, soft-lit and cosy, invites conversation, reading and perhaps the odd late-night board game. Adjacent sits a formal dining space, perfect for group meals, with doors that open straight onto the covered terrace. The kitchen is spacious and fully equipped for whipping up Tuscan feasts, there's even a traditional fireplace for chilly evenings. Downstairs, a double bedroom with en-suite ensures easy access for those less keen on stairs.

Upstairs, three further bedrooms, two doubles and a twin, each with their own shower room, offer peaceful places to rest after days exploring or lounging in the sun. Every bedroom has air conditioning and insect screens for comfort, while the downstairs living area has Wi-Fi access for those needing to stay somewhat connected.

Outside, life slows to a sun-kissed rhythm. The private pool is framed by a natural lawn and flanked with loungers, perfect for lazy days under the Tuscan sky. The shaded portico makes a fine spot for long lunches or evening barbecues, with views out across fields and forested hills. There's even an outdoor shower for rinsing off after a dip.

Set within a vast 650-hectare estate, Casa Delle Colline offers rare peace, rural beauty and plenty of space to unwind. Whether you're here to read, cook, explore or simply breathe deep, this is a villa that makes it easy to feel at home, and far away, all at once.









Facilities

<1hr to Airport • Horse Riding • Ideal for Kids • Villa • Tennis Court • Golf Nearby • Air-Con • Working Fireplace/Woodburner • Private Pool • Heated Pool • Cots (Cribs) • Has Discount • Pets on Request • Has Offer • Special Offer • Chef/Cook Available • Beach Nearby • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Table Tennis • DVD • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Heating • Cooking Classes Available • Babysitting Available • Food blender • High Chair(s)

Interior & Grounds









Villa Interior

Ground Floor

- Living area, with mini stereo and satellite TV
- Dining room opening onto the spacious portico equipped for open-air dining
- Well equipped kitchen with fireplace
- Bedroom 1: Double bed, ensuite with shower
- Laundry room with washing machine
- Guest WC

First Floor

- Bedroom 2: Double bed, ensuite with shower
- Bedroom 3: Double bed, ensuite with shower
- Bedroom 4: Twin beds, ensuite with shower

Outside Grounds

- Private swimming pool (10m x 5m)
- Shaded portico
- Barbecue
- Outdoor dining table
- Poolside solarium area
- Sunbeds, loungers and outdoor shower

Additional Facilities

- Wi-Fi, available only in the living room
- Central heating
- Ping pong
- Parking
- Baby bed
- Baby high chair

Location & Local Information

Casa Delle Colline is nestled deep in the Tuscan countryside, at the meeting point of vineyards, hills and coastal breezes. Located just 4km from the quaint village of Guardistallo, and a short drive from the glittering shores of the Etruscan Coast, this is a region rich in rural charm and historic intrigue. Here, olive groves line the ridges and wheat fields sway with the rhythm of the land, while hidden trattorias and wine estates are never far away.

Guardistallo offers everything you'll need for daily essentials, with local shops, a bakery, pharmacy and a couple of cafés to keep you stocked and caffeinated. For something a little livelier, Marina di Cecina is only 15km away, a laid-back coastal town with tennis courts, seaside restaurants and a sandy beach ideal for sunbathing or family-friendly fun.

The location offers easy access to some of Tuscany's most celebrated sights. Volterra, one of the most fascinating Etruscan cities, lies just 27km inland. Here, you'll find ancient city walls, alabaster workshops, and panoramic views that make the winding drive well worth it. For wine enthusiasts, a trip to Bolgheri is essential, the village is famed for producing some of the best wines in Italy, with scenic vineyards and prestigious cellars to explore.

A little further afield, the Gulf of Baratti is a stunning stretch of coast, complete with hidden coves, pine forests and the ancient acropolis of Populonia, an atmospheric site where archaeology meets the sea. For those drawn to Tuscany's cultural cities, Siena is 85km away and offers a full day of art, architecture and leisurely piazza dining.

Closer to home, the surrounding countryside offers a slower rhythm. Enjoy peaceful walks through fields and woodland trails, or hop on a bike and cycle along rural paths lined with cypress trees. Horse riding is available in nearby Riparbella, and there are plenty of local festivals and food markets during the warmer months.

This is a location where quiet exploration is part of the joy, and every winding road seems to lead to somewhere delicious, picturesque or quietly awe-inspiring.

Local Amenities

Nearest Airport	**Pisa International Airport (70 km)**
Nearest Bar/Pub	**(5 km)**
Nearest Beach	**(15 km)**
Nearest City	**Volterra (27 km)**









Nearest Golf	**Golf Club Le Capanne (13 km)**
Nearest Shop	**Guardistallo (4 km)**
Nearest Tennis	**Cecina (15 km)**
Nearest Town	**Guardistallo (4 km)**
Nearest Train Station	**Cecina (16 km)**
Nearest Supermarket	**Sapori di Casale (6 km)**

What we love

- The peaceful poolside setting with panoramic views across the Tuscan hills.
- Every bedroom has its own bathroom, ideal for groups or families wanting privacy.
- Just a short drive to the coast and historic Volterra for the best of both worlds!

What you should know...

- Wi□Fi is available in the living room only, which makes it an ideal place to catch up on messages if needed and a lovely opportunity to properly switch off and enjoy uninterrupted time together for the rest of your stay.
- Access is via a 1.1 km dirt track, adding to the authentic countryside feel; we recommend avoiding sports cars or vehicles with low suspension.
- A car is recommended so you can explore the local area easily, from nearby villages and vineyards to the coast.

Terms & Conditions

- **Security deposit:** €500 to be paid on arrival to the property in cash. The security deposit will be refunded on your departure date subject to an inspection.

- **Arrival time:** Between 5.00 p.m. and 7.00 p.m. Check-In outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** By 9.30 a.m.

- **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 of €50 per week will 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.

- **End of stay cleaning:** Not included. An extra €300, payable on arrival in cash to the supplier. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **Other 2:** Guests are required to dispose of their rubbish before departure. A charge of €150 may apply if this requirement is not met.

- **Minimum stay:** Flexible depending on season.

- **Heating costs included?:** Only available from November to April. Heating charged at €7 per cubic metre. Payable locally.

- **Pool heating charge?:** An extra €7 per cubic metre, payable locally. 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 connection included (accessible in the living room).

- **Pool towels included?:** Subject to an extra charge on site, please enquire for more information.

- **Pool opening dates?:** The pool is open from 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.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.