# Casa San Casciano

**Region:** Tuscany **Sleeps:** 10

## Overview

Framed by olive groves and rolling Chianti hills, Casa San Casciano is a 15th-century stone farmhouse steeped in history, once part of the Medici estates and now reborn as a welcoming retreat for family gatherings and relaxed celebrations. As you arrive through the gates and along the gravel drive, the villa rises gently from the landscape, with tall cypresses standing sentinel and terracotta pots spilling with blooms. A deep sense of tranquillity fills the air, broken only by birdsong and the distant hum of the countryside.

Set within three hectares of fenced gardens, this is a home built for outdoor living. A wide, lawned garden stretches out towards the valley, where a generous 17-metre swimming pool sparkles in the sun. Sun loungers line the poolside terrace, while an elegant arbor draped with climbing roses offers a shady corner for reading or drinks. Closer to the house, a loggia with vaulted stone arches opens to a dining terrace, ideal for leisurely lunches and long evening meals under the Tuscan sky.

Inside, the villa is spread across two spacious floors, filled with warm light and rustic character. Wooden beams, terracotta floors and curved archways speak to the building's noble past, while inviting furnishings and thoughtful touches make it feel like a lived-in home. The ground floor flows from a large living room to a sitting-dining area with a fireplace, then into a traditional Tuscan kitchen with stonework counters and everything needed to cook with ease. A small study, a bathroom and a full laundry room complete the floor.

Upstairs, five bedrooms and five bathrooms provide space and privacy for up to ten guests. There are sweeping views from the upper floor windows, and even a sauna for two tucked into one of the bathrooms for a quiet moment of indulgence.

Located just a few minutes from San Casciano and within easy reach of Florence, Siena and the towns of Chianti, Casa San Casciano is as well placed for exploring Tuscany as it is for unwinding. Whether you're hosting a special gathering or simply seeking a slower rhythm, this is a villa where history, nature and comfort come together effortlessly.









## Facilities

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

# Interior & Grounds









**Villa Interior**

*Ground Floor*

- Spacious living room with large arches, sofas, satellite TV, DVD player
- Dining/sitting room with armchairs and fireplace
- Fully equipped stonework kitchen
- Small study
- Bathroom with shower
- Laundry room with washing machine and dryer

*First Floor*

- Bedroom 1: Double bed, with panoramic glimpses from its window over the valley and the swimming pool
- Bedroom 2: Double bed
- Bedroom 3: Twin beds, ensuite with shower
- Bathroom with ante-chamber and shower
- Small hall
- Bedroom 4: Double bed
- Bedroom 5: Twin beds
- Bathroom with bath, shower and sauna (for 2 persons)
- Bathroom with shower

**Exterior**

- Large garden
- Loggia with alfresco dining area
- Table, umbrellas and cotto pots
- Private swimming pool (17 x 7m, 1-3m depth)
- Sun loungers
- Outdoor shower
- Arbor with climbing rose plants, armchairs and a table
- Barbecue

**Additional Facilities**

- Wi-Fi
- Central heating
- Cot and highchair on request
- Parking
- Fans available on request on the first floor bedrooms

# Location & Local Information

Casa San Casciano enjoys a wonderfully peaceful setting just outside San Casciano in Val di Pesa, a charming Tuscan town nestled in the hills between Florence and Siena. Surrounded by vineyards and olive groves, this stretch of the Chianti region is known for its timeless landscapes, rich winemaking heritage, and gentle way of life. You'll find everything from rustic trattorias and family-run vineyards to grand Renaissance villas within a short drive.

San Casciano itself is just 5 km from the villa and provides all the essentials, supermarkets, cafés, pharmacies, banks and a lively weekly market where you can stock up on local produce. It's a town that has preserved its small-scale charm while offering modern conveniences, making it ideal for easy day-to-day living.

Beyond San Casciano, the Florence–Siena motorway offers quick access to some of Tuscany's most beloved destinations. Florence is just 30 minutes away by car, with its world-class museums, vibrant markets, and Renaissance architecture. Spend a day exploring the Uffizi, climbing the Duomo or simply wandering the cobbled streets with a gelato in hand.

Head south and you'll reach Siena in about 40 minutes, a city rich in medieval atmosphere, famed for its fan-shaped Piazza del Campo and the annual Palio horse race. In between, the Chianti region unfolds with towns like Greve, Radda and Castellina, each offering wine tastings, scenic drives and historical charm in equal measure.

Golf lovers will find the Montelupo Golf Club 16 km away, while beach days are possible too, with the sandy shores of Versilia reachable in under two hours. The villa's location offers the best of both worlds: immersion in the calm and character of the Tuscan countryside, with access to art cities, culture and coast all within day-trip distance.

Whether you're browsing antique markets, tasting Chianti at the source, or taking scenic routes through the vine-laced hills, Casa San Casciano is ideally placed for making the most of Tuscany's many sides.

## Local Amenities

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| Nearest Airport | **Pisa International Airport (70 km)** |
| Nearest Airport 2 | **Florence Peretola (30 km)** |
| Nearest Bar/Pub | **(6 km)** |
| Nearest Beach | **Spiaggia Libera (96 km)** |
| Nearest Golf | **Montelupo Golf Club (16 km)** |










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| Nearest Restaurant | **(5 km)** |
| Nearest Shop | **Ipercoop**<br>**(20 km)** |
| Nearest Tennis | **Voila Club**<br>**(2 km)** |
| Nearest Town/City | **San Casciano Val di Pesa**<br>**(5 km)** |
| Nearest Train Station | **Lastra a Signa**<br>**(16 km)** |
| Nearest Supermarket | **Coop**<br>**(5 km)** |

# What we love

- Expansive private grounds with a large pool, rose-covered pergola and shaded dining loggia!
- Traditional interiors full of Tuscan charm, with wood-beamed ceilings, fireplaces and a sauna!
- Fantastic location close to Florence, Siena and Chianti's most picturesque wine towns.

# What you should know...

- Access is via a 900-metre gravel road, which may be tricky for low-suspension vehicles.
- The owner lives discreetly on-site in a separate building with no impact on guest privacy.
- The sauna is part of a shared bathroom and suitable for two people at a time.
- A car is recommended to explore the local area.

# 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:** 4 pm. Check-In outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10:00 am

- **Energy costs included?:** Extra cost based on consumption at €0.70 per Kwh, payable locally.

- **Linen & towels included?:** Included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information.

- **End of stay cleaning:** Not included. An extra 230€, 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.

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

- **Heating costs included?:** Heating charged at €1 per cubic metre (between November and April)

- **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.

- **Pool towels included?:** Included in the rental price.

- **Pool opening dates?:** The pool is open from approximately 25th April to September 30th. 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.