# Casale Poppi

**Region:** Tuscany **Sleeps:** 20

## Overview

Set deep within the rolling hills of the Casentino, Casale Poppi unfolds at an unhurried pace, revealing a vast private estate designed for shared moments and long, restorative stays. Approached via its own independent entrance, the villa immediately feels removed from the outside world, surrounded by woodland, open meadows and wide skies.

Inside, the house has been thoughtfully restored to honour its heritage. Exposed wooden beams run overhead, terracotta floors soften every step and stone fireplaces anchor the living spaces with warmth and character. The villa is arranged across two generous apartments, making it ideal for large groups who want both communal living and a sense of privacy. Living rooms open naturally into dining areas and well-equipped kitchens, where mornings begin around coffee and evenings stretch long beside the fire. Bedrooms are calm and welcoming, spread across the main villa and two independent annexes, each with their own bathrooms and living areas that allow different generations or families to settle in comfortably.

Step outside and the scale of the estate becomes clear. At the heart of the garden, a large swimming pool sits within manicured lawns, edged with sun loungers and shaded by umbrellas. Nearby, a spacious annexe and pergola form the social centre of outdoor life, furnished with long wooden tables, sofas and armchairs, alongside a wood-fired oven and barbecue that invite slow, communal meals under the Tuscan sky. A ping pong table adds a playful touch, while pathways lead through the estate towards a shared tennis court and a peaceful fishing lake.

Beyond the gardens, the surrounding hills frame the villa in complete seclusion, with forests and cultivated fields stretching in every direction. It is a place that encourages guests to slow down, gather together and reconnect, whether beside the pool, over shared meals, or exploring the historic heart of the Casentino.









## Facilities

Private Pool • Walking/Hiking Paths • <1hr to Airport • Ideal for Kids • Horse Riding • Ideal for Parties • Historical Sites • Cycling • Working Fireplace/Woodburner • Villa • Fishing • Golf Nearby • Tennis Court • Weddings • Pets on Request • Cots (Cribs) • Chef/Cook Available • Ground Floor Bed & Bath • Wheelchair Access • Pool Safety Feature • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • DVD • Dishwasher • Microwave • Satellite TV • Sauna/Steam • Heating • Cooking Classes Available • Babysitting Available • High Chair(s)

# Interior & Grounds









**Villa Interior**

*Apartment 1*

*Ground floor*

- Living room
- Dining room
- Well equipped kitchen with fireplace, TV, DVD player
- Bedroom 1: Double bed with extra single bed, ensuite with bath and shower
- Bedroom 2: Double bed, ensuite with shower
- Bedroom 3: Twin beds, ensuite with shower

*Apartment 2*

*First Floor*

- Living room
- Dining room
- Well equipped kitchen with fireplace and TV
- Bedroom 4: Double bed, ensuite with shower
- Bedroom 5: Double bed, ensuite with shower
- Bedroom 6: Twin beds
- Bathroom with shower

*Annexe 1*

*Ground Floor*
Kitchen
Bedroom 7: Double bedroom with extra single bed, ensuite with shower

*Annexe 2*

*Ground floor*
- Living room with a dining area and 2 single sofa beds
- Kitchen
- Bedroom 8: Double bedroom
- Bathroom with shower
- Shared annexe

*Ground Floor*

- Living room
- Kitchen
- Dining area
- WC
- Large solarium terrace

**Exterior**

- Garden
- Swimming pool (16 x 8m and 1.2m deep)
- Sunbeds, deck chairs and umbrellas
- Pergola with wooden tables and chairs
- Wood-fired oven
- Barbeque
- Ping pong table
- Tennis court and the lake can be reached on a pathway on the estate (shared with the guests in the other villa)

### Additional Facilities

- Wi-Fi
- Central heating
- Car park on the property
- SPA wellness centre located in the estate up to a maximum of 8 people from 2.30pm to 6.30pm

# Location & Local Information

Casale Poppi sits within a vast private estate of around 66 hectares in the Casentino, one of Tuscany's most unspoilt and historically rich regions. Characterised by dense forests, mountain air and ancient pilgrimage routes, this area has long been a place of reflection, spirituality and rural tradition.

The nearest village, Soci, is just a short drive away and provides everyday essentials including local grocers and cafés. A little further on, the towns of Poppi and Bibbiena offer a deeper taste of the region, with stone-built historic centres, weekly markets and traditional restaurants serving Tuscan classics rooted in seasonal produce. Poppi's medieval castle dominates the landscape and offers insight into the area's feudal past, while its narrow streets and artisan shops are ideal for a leisurely afternoon wander.

The Casentino is particularly renowned for its sacred sites, many of which are easily reached from the villa. The Sanctuary of La Verna, dramatically perched on a rocky outcrop, is one of Tuscany's most important religious landmarks and a place of striking natural beauty. The Hermitage of Camaldoli and Vallombrosa Abbey sit among dense woodland, connected by walking trails that have been used by monks and pilgrims for centuries.

Nature lovers will find themselves well placed for exploring the Parco Nazionale delle Foreste Casentinesi, a protected area known for hiking, cycling and wildlife spotting. Trails weave through ancient beech and fir forests, offering routes for all abilities.

For cultural excursions, Arezzo lies within easy reach and is celebrated for its antiques market, Renaissance architecture and frescoes by Piero della Francesca. Florence, with its world-class art, architecture and cuisine, also makes a rewarding day trip, offering a striking contrast to the calm and space of the Casentino countryside.

## Local Amenities

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|---|---|
| Nearest Airport | **Amerigo Vespucci Airport (82 km)** |
| Nearest Bar/Pub | **(2 km)** |
| Nearest City | **Florence (60 km)** |
| Nearest Golf | **(6 km)** |
| Nearest Restaurant | **(3 km)** |
| Nearest Tennis | **Onsite (0.05Km)** |










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|---|---|
| Nearest Train Station | **Poppi (3 km)** |
| Nearest Supermarket | **(3 km)** |

# What we love

- The sense of space and privacy created by a vast private estate, with woodland walks, open lawns and far-reaching views.
- The outdoor annexe with pergola, wood-fired oven and barbecue, designed for long, sociable meals together.
- Access to historic sanctuaries, monasteries and nature trails that define the spiritual heart of the Casentino.

# What you should know...

- The tennis court and fishing lake are shared with guests staying at another villa on the estate.
- The SPA wellness centre is available from 2.30pm to 6.30pm by prior reservation only and accommodates a maximum of eight guests at any one time.
- Access to the SPA is restricted to guests aged 16 years and over.
- A car is recommended to explore the local area.
- Please note that the price is based on an occupancy of 16 guests across 8 bedrooms. Additional guests may be accommodated on sofa beds upon request. Please enquire for further information.

# 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 3.00 p.m. and 8.00 p.m. Check-In outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 9.00 a.m.

- **Energy costs included?:** Included in the rental price.

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

- **Pets welcome?:** On request only and with prior agreement with the owner. The first pet is included, while the second one if accepted, a extra cost will apply. Please enquire for further info.

- **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 €500, 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.

- **Smoking Allowed?:** Not allowed.

- **Other 2:** Please note that the price is based on an occupancy of 16 guests across 8 bedrooms. Additional guests may be accommodated on sofa beds upon request. Please enquire for further information.

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

- **Heating costs included?:** Heating charged at €7.50 per cubic metre (between November and April). 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 connection included.

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

- **Pool opening dates?:** The pool is open approximately 1st April to 1st November. 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.

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

- **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.