Villa Panorama Toscano

Region: Tuscany **Sleeps:** 10

Overview

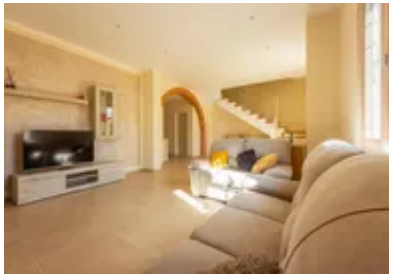
Sunlight pours across the Val di Chiana, illuminating rolling fields and distant hilltop towns, while Villa Panorama Toscano sits proudly within its own expansive grounds. Recently renovated, this panoramic retreat offers 180 square metres of bright, thoughtfully designed living space, framed by ten thousand square metres of private parkland.

Arriving through the electric gates, the sense of space is immediate. Inside, large windows draw the countryside into the spacious living room, where soft neutral tones and modern white furnishings create a calm, uncluttered atmosphere. Two comfortable sofas invite slow mornings with coffee or relaxed evenings with satellite television. The dining room and fully equipped kitchen open directly onto a furnished veranda, making it easy to move between indoor and outdoor living. A small guest bathroom completes the ground floor.

Upstairs, the layout has been designed with families and groups in mind. Three generous double bedrooms, two of which include additional single beds, are complemented by three bathrooms, ensuring comfort and privacy for up to ten guests. A double sofa bed in the hallway offers further flexibility. Air conditioning runs throughout the villa, ensuring a pleasant stay during the warmer months.

Outside, the villa truly comes into its own. The private swimming pool sits on a slightly lower terrace, fenced and paved, measuring twelve metres by five and a half metres. Sun loungers line the poolside, while a large gazebo with tables and armchairs provides shade for long afternoons spent admiring the valley views. A stone barbecue, children's play areas, a ping pong table and even a volleyball court add a lively touch to the landscaped garden. Covered parking for four cars is available within the property.

Perfectly positioned for exploring both Tuscany and Umbria, Villa Panorama Toscano offers a peaceful base with sweeping views, where days unfold at your own pace.



Facilities

Private Pool • Ideal for Kids • Villa • Walking/Hiking Paths • Wine Tasting • Air-Con • Golf Nearby • Pets on Request • Has Discount • Ideal for Teens • Special Offer • Cots (Cribs) • Chef/Cook Available • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Secure Access • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • TV • Table Tennis • Dishwasher • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Cooking Classes Available • Wine-Tasting Available • Babysitting Available • Playground • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Ground Floor

Spacious living room which has large windows, two comfy sofas, satellite TV and Wi-Fi
Dining room
Fully equipped kitchen with outdoor access to the veranda
Small bathroom

First Floor

Hallway with a double sofa bed
Bedroom 1: Double bed, extra single bed, ensuite with bath and shower
Bedroom 2: Double bed, extra single bed, ensuite with shower
Bedroom 3: Twin beds
Bathroom with shower

Exterior

Outbuilding with laundry room
Outbuilding with changing room and bathroom with shower
Stonework barbecue
Parking on the premises
Private pool
Al Fresco dining
Completely fenced-in garden

Additional Facilities

Air conditioning
Wi-Fi
Dishwasher
Washing machine
Baby bed
Central heating
Towels for pool supplied
Satellite TV

Location & Local Information

Villa Panorama Toscano enjoys a commanding position overlooking the Val di Chiana, a fertile valley known for its agricultural heritage, sunflower fields and sweeping rural scenery. This is a landscape shaped by centuries of farming tradition, where hilltop towns rise above patchwork plains and cypress lined roads lead to historic centres rich in art and culture.

Just 2.5 kilometres away lies Foiano della Chiana, a lively town offering all essential amenities including supermarkets, cafés, restaurants and local shops. Here you can experience authentic Tuscan daily life, from morning espresso at a neighbourhood bar to browsing weekly markets. The nearby restaurant L'Antica Dimora provides a convenient option for traditional regional dishes close to home.

Lucignano, 7.5 kilometres away, is known for its distinctive elliptical layout and medieval charm, while Sinalunga is just 10 kilometres from the villa. For those seeking relaxation, the thermal baths of Rapolano Terme, approximately 25 kilometres away, offer natural hot springs and spa facilities.

Wine lovers will appreciate the proximity to Montepulciano and Pienza, around 24 and 31 kilometres respectively. Montepulciano is famed for its Vino Nobile, while Pienza is celebrated for its pecorino cheese and Renaissance architecture. Arezzo, 35 kilometres away, offers art, antiques and impressive piazzas, while Siena and Florence can be reached within an easy drive, making day trips both practical and rewarding.

For leisure activities, Valdichiana Golf Club is 14 kilometres from the villa, and Lake Trasimeno provides lakeside walks and water sports within comfortable reach. Shoppers may also enjoy a visit to the Valdichiana Outlet Village, just under 7 kilometres away.

With motorway connections nearby and a railway station in Foiano, the villa's location combines countryside tranquillity with convenient access to Tuscany and Umbria's most celebrated destinations.

Local Amenities

Nearest Airport	**Perugia Airport (68 km)**
Nearest Bar/Pub	**(3 km)**
Nearest City	**Arezzo (35 km)**
Nearest Golf	**Valdichiana Golf Club (14 km)**
Nearest Town	**Foiano della Chiana (3 km)**

Nearest Train Station	**Foiano Railway Station (3 km)**
Nearest Village	**Lucignano (8 km)**
Nearest Supermarket	**(3 km)**

What we love

- The sweeping views across the Val di Chiana are best enjoyed from the shaded poolside gazebo!
- The fully fenced ten thousand square metre garden, complete with volleyball court and play areas, offers space for everyone to unwind.
- The villa's setting makes day trips to Montepulciano, Pienza and Siena effortlessly accessible.

What you should know...

- The swimming pool is available from 1 May to 30 October.
- Check in is between 4 pm and 7 pm only.
- Small pets are permitted on request for an additional weekly fee.
- A car is recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €800 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 4.00 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:** 10.00 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. If accepted, a pet supplement of €80 per week (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 €250, 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?:** Extra cost, payable locally. (between November to 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.

- **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.