Casale dei Boschi

Region: Tuscany **Sleeps:** 15

Overview

Surrounded by sixty-six hectares of woodland and cultivated fields in the heart of the Casentino valley, Casale dei Boschi captures the spirit of a traditional Tuscan country estate. Reached by its own independent entrance and entirely fenced, the property offers privacy and space, with rolling greenery stretching towards distant hills.

The main house has been carefully restored, its stone floors and exposed wooden beams setting the tone for relaxed country living. Divided into two apartments, it is particularly well suited to large families or groups of friends travelling together who appreciate both shared moments and a little independence.

In the first apartment, the ground floor living and dining room centres around a fireplace and satellite television, with a kitchenette and two single sofa beds. A small sitting room opens directly onto the garden, while upstairs there are two double bedrooms, one with ensuite shower room, a twin bedroom and a further bathroom. The second apartment also offers a ground floor living and dining area with kitchenette and garden access, plus a shower room. Upstairs are two double bedrooms with ensuite shower rooms and a further double bedroom with an additional single bed, alongside another bathroom.

At the heart of the garden stands a charming annexe designed for gathering. Here, a large hall with fully equipped kitchen, wood fired oven and fireplace opens onto a covered loggia furnished for long outdoor meals. The adjoining pergola and barbecue create a natural setting for shared dinners beneath the Tuscan sky.

The swimming pool measures twelve by six metres and sits within a well-kept lawned solarium with garden furniture and outdoor shower. A ping pong table adds to the easy-going atmosphere. Guests can also follow a pathway across the estate to a shared tennis court and a small lake. For added indulgence, a spa wellness centre is located next door, available by advance booking.









Facilities

Weddings • Horse Riding • Historical Sites • Cycling • Walking/Hiking Paths • Ideal for Kids • Villa • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Fishing • Golf Nearby • Tennis Court • Has Discount • Pets on Request • Cots (Cribs) • Special Offer • Has Offer • Chef/Cook Available • Pool Safety Feature • Parking Space • Wi-Fi/Internet • Lakes and Mountains • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • TV • Table Tennis • DVD • Dishwasher • Microwave •

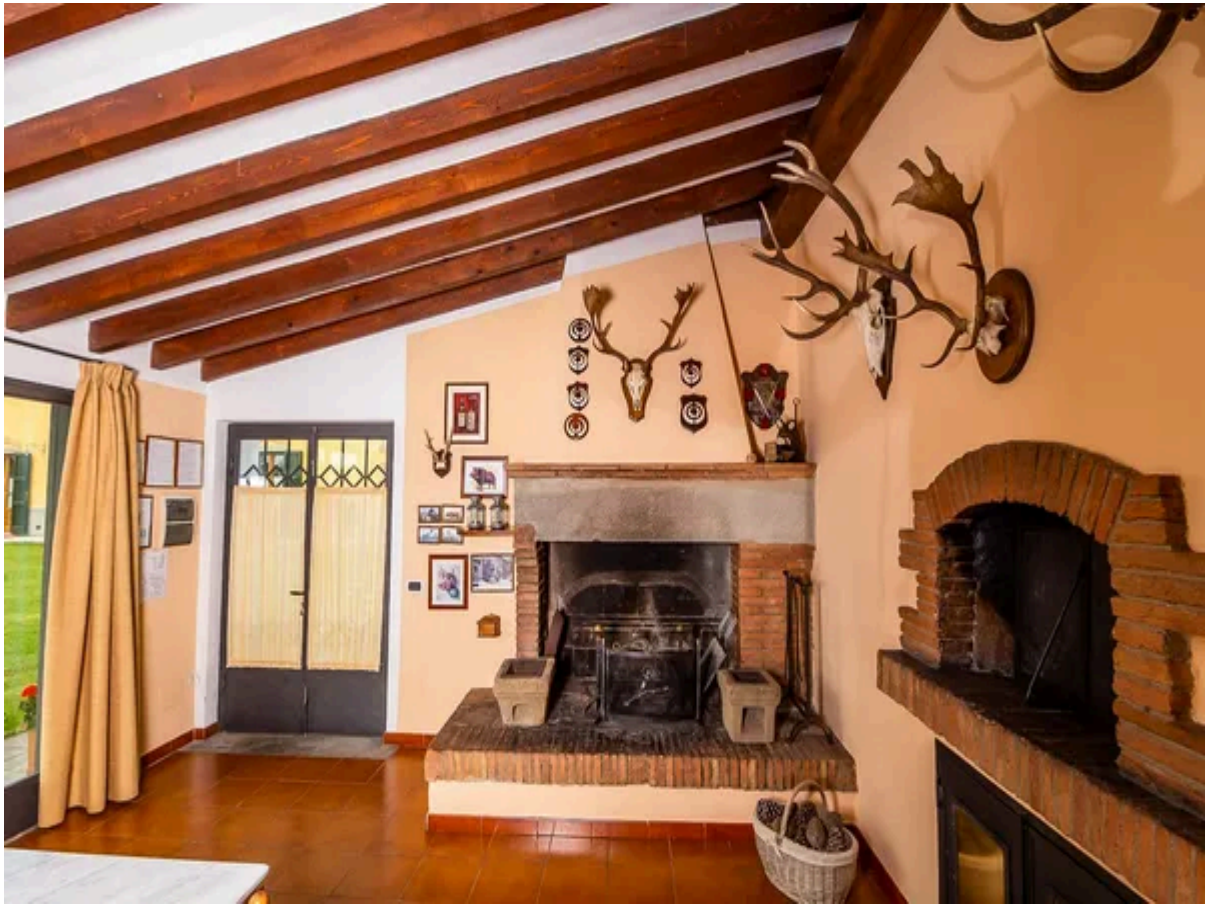
Satellite TV • Sauna/Steam • Heating • Caves/Pre-historic site • Cooking Classes Available • Forest park/High-rope course • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior

Apartment 1

Ground Floor

Living room, with dining area, satellite TV, kitchenette with a fireplace and two single sofa beds
Small sitting room giving directly onto the garden
Bathroom with shower

First Floor

Bedroom 1: Double bed, ensuite with shower
Bedroom 2: Double bed
Bedroom 3: Twin beds
Bathroom with shower

Apartment 2

Ground Floor

Living area
Dining room with kitchenette giving directly onto the garden
Bathroom with shower

First Floor

Bedroom 4: Double bed, ensuite with shower
Bedroom 5: Double bed, ensuite with shower
Bedroom 6: Double bed, extra bed
Bathroom with shower

Annex

Ground Floor

Large hall with a fully equipped kitchen, wood-fired oven and outdoor loggia furnished with tables and chairs for outdoor meals
Guest toilet
Laundry with a washing machine

Exterior

Parking on the premises
Private pool (12 x 6m, 1.2m depth)
Al Fresco dining
Built-in barbecue
Ping pong table
Lake and a tennis court shared with another villa

Additional Facilities

Wi-Fi
Dishwasher
Washing machine

Baby bed
Central heating
Sauna
Towels for pool supplied
Satellite TV

Location & Local Information

Casale dei Boschi lies in the Casentino area, a region known for its forests, monasteries and deeply rooted traditions. The estate itself spans woods and cultivated land, offering immediate access to nature trails and peaceful walking routes.

Just three kilometres away, the village of Soci provides everyday essentials including grocers and small shops. The nearby towns of Poppi and Bibbiena, around six kilometres from the villa, are rich in character. Poppi is particularly striking, crowned by its medieval castle and surrounded by stone streets that reveal sweeping views across the valley. Bibbiena offers cafés, local markets and traditional trattorias serving hearty Tuscan dishes.

The Casentino is celebrated for its spiritual heritage. The Sanctuary of La Verna, perched dramatically on a rocky outcrop, and the Hermitage of Camaldoli, set within dense forest, are both within easy reach and offer remarkable settings for quiet reflection. Vallombrosa Abbey is another notable destination for those interested in history and architecture.

Outdoor enthusiasts will appreciate the proximity to the Parco Nazionale delle Foreste Casentinesi, with countless hiking and cycling routes weaving through ancient woodland. Fishing is possible in the estate's lake using guests' own equipment, while tennis courts on the property invite friendly competition.

For cultural excursions, Arezzo lies around forty kilometres away and is renowned for its antiques market and frescoes. Florence can be reached in approximately an hour, making it feasible for a rewarding day immersed in Renaissance art and architecture. Casale dei Boschi balances rural immersion with access to some of Tuscany's most treasured destinations.

Local Amenities

Nearest Airport	**Florence Airport (60 km)**
Nearest City	**Florence (60 km)**
Nearest Golf	**(6 km)**
Nearest National Park	**Casentino National Park**
Nearest Tennis	**On estate (0.05 km)**
Nearest Town	**Bibbiena (6 km)**
Nearest Train Station	**Poppi (4 km)**









Nearest Supermarket	**(3 km)**

What we love

- The separate annexe with its wood fired oven and loggia is perfectly designed for sociable outdoor feasts!
- Guests can enjoy access to a tennis court and fishing lake within the estate grounds, shared with another villa.
- The optional spa wellness centre next door is the perfect thing for a restorative afternoon!

What you should know...

- The villa is divided into two apartments, which may suit groups happy with a split layout.
- The tennis court and lake are shared with guests from another villa on the estate.
- Spa access must be booked in advance and is restricted to guests over 16 years old.
- 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:** 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. One pet included. Additional pets €50 per pet.

- **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 €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.

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

- **Heating costs included?:** Heating charged at €7.50 per cubic metre, only if used (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.

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