# Casale Montaione

**Region:** Tuscany **Sleeps:** 12

## Overview

High above the valley once known as the Etruscan barn, Casale Montaione gazes across a landscape of rolling hills, vineyards and distant medieval towers. Stone walls glow honey coloured in the sunlight, and from the terrace the view stretches endlessly across one of Tuscany's most evocative panoramas. Just a short stroll from the peaceful village of Iano, this independent villa offers both seclusion and a gentle rhythm of local life.

Carefully restored in keeping with Tuscan rural tradition, the villa balances character with comfort. On the ground floor, a spacious living and dining room is framed by large windows that draw the countryside indoors. Doors open onto a generous terrace furnished for long outdoor meals and unhurried evenings with a glass of local wine. The well-equipped kitchen includes everything needed for relaxed family cooking.

Four double bedrooms with private shower rooms are located on the ground floor, offering easy access to the garden and terrace. Upstairs, two further double bedrooms each enjoy their own shower room. All double beds can be divided, providing flexibility for families or groups of friends. Air conditioning and Wi Fi ensure comfort throughout the seasons.

The private swimming pool sits just below the villa, around twenty metres from the house. The sparkling pool is framed by lawn and open views, inviting slow afternoons under the Tuscan sun. Whether gathering on the terrace, drifting between pool and shade, or watching the light change across the valley, Casale Montaione creates a setting where time feels beautifully unhurried.



## Facilities

Horse Riding • Tennis Court • Golf Nearby • Air-Con • Walking/Hiking Paths • Wine Tasting • Walk to Village • Private Pool • Villa • Ideal for Kids • Special Offer • Ideal for Teens • Has Discount • Has Offer • Cots (Cribs) • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Tourist Towns & Villages • TV • Dishwasher • Microwave • Satellite TV • Heating







# Interior & Grounds









**Villa Interior**

*Ground Floor*

Living and dining room (satellite TV) with large windows overlooking the outside and with access onto a large terrace
Well equipped kitchen (oven, freezer, dishwasher, microwave, coffee American machine, coffee maker moka)
Bedroom 1: Double bed, ensuite with shower
Bedroom 2: Double bed, ensuite with shower
Bedroom 3: Double bed, ensuite with shower
Bedroom 4: Double bed, ensuite with shower

*First Floor*

Bedroom 5: Double bed, ensuite with shower
Bedroom 6: Double bed, ensuite with shower

**Exterior**

Parking
Private pool (12x6m, depth 1-1.4m) (25/04-31/10)
Al Fresco dining
Barbecue

**Additional Facilities**

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

# Location & Local Information

Casale Montaione enjoys a privileged position between San Gimignano and Volterra, in a landscape shaped by centuries of farming and Etruscan history. The valley below, once known as the Etruscan barn, still retains its agricultural character, with patchwork fields, olive groves and vineyards stretching towards distant hills.

Just five hundred metres away lies the village of Iano, a small and welcoming community where daily life unfolds at an easy pace. Here you will find a grocery shop, minimarket, bar and a couple of restaurants serving traditional Tuscan dishes. A morning walk for fresh bread and a cappuccino becomes part of the holiday ritual, and the presence of local residents gives a genuine sense of place.

Within twenty kilometres, both San Gimignano and Volterra offer rewarding days out. San Gimignano is famed for its medieval towers and lively piazzas, while Volterra reveals Etruscan roots, artisan workshops and sweeping views from its ancient walls. Montaione, around sixteen kilometres away, provides a wider selection of shops and services.

For those seeking variety, Siena and Pisa are accessible for cultural excursions, while the beaches near Cecina can be reached in around an hour for a day by the sea. Golf enthusiasts can play at the eighteen-hole course at Castelfalfi, complete with practice green and bunker. On request, horseback excursions through the surrounding hills offer another way to experience the landscape.

Casale Montaione combines the charm of a village setting with easy access to Tuscany's most celebrated towns and countryside experiences.

## Local Amenities

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|---|---|
| Nearest Airport | **Pisa International Airport (60 km)** |
| Nearest Bar/Pub | **(500 m)** |
| Nearest Beach | **Cecina (65 km)** |
| Nearest City | **Siena (65 km)** |
| Nearest Ferry Port | **Livorno (75 km)** |
| Nearest Golf | **(8 km)** |
| Nearest National Park | **Berignone Nature Reserve (25 km)** |










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| Nearest Tennis | **(2 km)** |
| Nearest Train Station | **Castelfiorentino (20 km)** |
| Nearest Supermarket | **Coop (8 km)** |

# What we love

- The panoramic terrace overlooks the beautiful rolling hills between San Gimignano and Volterra!
- The villa is just short walk from Lano for restaurants, a bar and a morning cappuccino.
- The private pool is set just below the villa with uninterrupted valley views!

# What you should know...

- The swimming pool is located approximately 20 metres below the villa.
- Pets are allowed on request and for an additional fee, but not during high season.
- Separate waste collection is compulsory and penalties apply if not observed.
- 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.. 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?:** Energy costs charged at €0.79 per kWh of usage.

- **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 €75 per pet per week will apply (payable locally). Pets not permitted during high season.

- **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 360€, 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:** Air-conditioning is charged at 0,79€ per kilowatt hour if used. <br> Baby cot charged at 45€ per week.

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

- **Heating costs included?:** Heating charged at 0.79 per kWh (between April to November, if used).

- **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 end-April to end-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.