Villa Falco Toscano

Region: Tuscany **Sleeps:** 8

Overview

At the edge of a small Tuscan village, where olive trees give way to softly contoured clay hills, Villa Falco Toscano unfolds with a quiet sense of history and ease. Once the village school, the villa has been carefully reimagined into a welcoming countryside retreat, where high ceilings and generous proportions lend an airy calm to every room.

Stepping inside, the main living space immediately draws you in. Original furniture from the early twentieth century sits comfortably alongside modern touches, creating a lived-in elegance rather than formality. Plush sofas gather around the fireplace for cooler evenings, while large windows fill the room with natural light. A staircase leads up to a mezzanine loft, now home to a small fitness area, tucked away yet connected to the heart of the house. The dining room sits just beyond, perfectly placed for long meals that drift easily outside, while the fully equipped kitchen with its handy pantry opens directly onto the veranda, making outdoor dining effortless.

The villa is arranged entirely on one level, ideal for relaxed group living. Four well-proportioned bedrooms offer flexibility for families or friends, with two doubles and two twin rooms whose beds can be joined on request. Each bedroom is served by its own shower room, ensuring comfort and privacy for all guests.

Outside, the atmosphere becomes unmistakably Tuscan. The fully fenced garden stretches across around 600 square metres, framed by hedges and olive trees, with views that roll out across vineyards, woods and distant hills. At its centre, the swimming pool invites long afternoons in the sun, complete with a shallow children's area and surrounding loungers. A wrought-iron gazebo and a shaded veranda provide natural gathering spots for meals, while the stone barbecue encourages unhurried evenings outdoors.

Peaceful yet practical, Villa Falco Toscano offers a countryside setting without isolation, making it a comfortable base for exploring Tuscany or simply slowing down and staying put.

Facilities

Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Tennis Court • Walk to Village • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Excursions Available • Historical Sites • Cycling • Villa • Chef/Cook Available • Ideal for Teens • Has Discount • Cots (Cribs) • Special Offer • Pets on Request • Beach Nearby • Pool Safety Feature • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Dishwasher •

Microwave • Satellite TV • Heating • Ruins • Kid-friendly excursions • Cooking Classes Available • Wine-Tasting Available • Playground nearby • Babysitting Available • Playground • Food blender • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Ground Floor

- Large and luminous living room, with sofas, a fireplace and satellite TV
- Dining room
- Fully equipped kitchen with pantry and access to veranda
- Bedroom 1: Double bedroom with ensuite with shower
- Bedroom 2: Double bedroom with ensuite with shower
- Bedroom 3: Twin bedroom (joinable) with ensuite with shower
- Bedroom 4: Twin bedroom (joinable) with ensuite with shower

Loft

- Small fitness area

Exterior

- Fully fenced and ample garden (about 600 sq. m.)
- Wrought-iron gazebo with tables and chairs
- Swimming pool with fenced, hedges and small gate (9 x 6m, 1.2m depth, 0.6m in the children's tub) Sun beds, beach chairs and umbrellas - Outdoor shower with cold water
- Wood-covered veranda, complete with wrought-iron tables and chairs
- Stone barbecue
- External washing area with a washing machine, a sink, iron and ironing board
- Parking both in and out of the property

Additional Facilities

- Wi-Fi
- Central heating
- Air conditioning
- Complimentary toiletries in every bathroom
- Baby bed and highchair
- Mosquito nets at the windows (not at the French doors)
- Parking in the property

Location & Local Information

Villa Falco Toscano sits just outside a characterful village in the Montaione countryside, a part of Tuscany known for its quietly beautiful landscapes and slower pace of life. Here, the scenery is shaped by pale clay hills, winding woodland paths and orderly rows of vines and olive groves, creating a patchwork that changes colour with the seasons.

Despite its calm setting, everyday amenities are reassuringly close. A small food shop and a local restaurant are both within a short walk, making it easy to pick up fresh ingredients or enjoy a relaxed meal without travelling far. The nearby villages and hamlets retain a strong sense of local identity, where cafés double as meeting points and traditional recipes are still very much part of daily life.

The area around Montaione is well placed for exploring some of Tuscany's most celebrated towns. San Gimignano and Volterra are both within easy reach, offering medieval streets, historic towers and sweeping views from ancient city walls. Florence, Pisa, Siena and Lucca can all be visited as day trips, each revealing a different chapter of the region's artistic and architectural heritage.

For those drawn to the outdoors, the surrounding countryside is threaded with walking and cycling routes, many following old gravel roads that pass through woods and open farmland. Golf enthusiasts will appreciate the proximity of the Castelfalfi golf course, set among rolling hills and widely regarded as one of the most scenic courses in the region.

Tuscany's Etruscan Coast lies around an hour away, where long sandy beaches and clear waters provide a change of scenery from inland hills. This balance between rural tranquillity and cultural richness makes the location of Villa Falco Toscano particularly appealing, whether your days are spent exploring historic towns, tasting local wines, or enjoying the rhythm of village life close to home.

Local Amenities

Nearest Airport	**Pisa Galileo Galilei Airport (60 km)**
Nearest Airport 2	**Florence Peretola (60 km)**
Nearest Beach	**Marina di Cecina (60 km)**
Nearest City	**Florence (62 km)**
Nearest Golf	**Circolo Golf Castelfalfi (12 km)**
Nearest Restaurant	**(270 m)**

Nearest Town/City	**Montaione (10 km)**
Nearest Train Station	**Castelfiorentino (19 km)**
Nearest Supermarket	**Coop (10 km)**

What we love

- The villa's history as a former village school gives the interiors character and generous proportions you rarely find in modern builds.
- Shops and a local restaurant are within easy walking distance, combining countryside calm with everyday convenience.
- The pool area is thoughtfully designed for families, with a shallow children's section and plenty of shaded spots nearby.

What you should know...

- Only two sides of the swimming pool are protected by hedging, so it cannot be considered fully secure for very young children.
- Air conditioning and heating are charged separately, based on usage.
- Arrivals are scheduled between 4pm and 7pm, with departures by 9.30am.
- A car is recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €300 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:** 9.30 a.m.

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

- **> If not included, what are they?:** Air conditioning charged at €0.55 per kWh if used.

- **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 €100 per week will apply (payable locally). A maximum 2 small/medium pets (not accepted in 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.
 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 €195, 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 €4.50 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 mid-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.