Villa Casentino Alto

Region: Tuscany **Sleeps:** 28

Overview

High above the Casentino valley, where cypress trees trace the skyline and rolling hills unfold in every direction, Villa Casentino Alto offers a grand Tuscan retreat designed for gathering. This elegant estate, arranged across a central villa and two lateral wings, welcomes up to 28 guests in fourteen double bedrooms, each with its own ensuite bathroom, air conditioning, television and safe.

Step inside the main house and a staircase leads down to generous living spaces filled with natural light. A fireplace anchors the sitting room, while the spacious dining area opens directly onto the garden and a furnished loggia, inviting long, sociable meals. The well equipped kitchen caters effortlessly to large groups. Upstairs, four serene bedrooms continue the sense of comfort and privacy, while a convenient goods lift makes luggage transfers simple.

The villa's spa adds another dimension entirely. With panoramic views across the valley, guests can unwind in the sauna, steam room and sensory shower, or soak in the Jacuzzi designed for up to ten people. A dedicated relaxation area completes this private wellness space.

Beyond the stone façade, a fully fenced garden surrounds the house, planted with flowers and framed by cypress trees. The illuminated swimming pool sits directly in front of the villa, its broad terrace lined with sunbeds and an outdoor shower. Two gazebos, furnished loggias and a covered terrace create inviting corners for shaded lunches and evening gatherings, while a barbecue stands ready for alfresco feasts. For younger guests and the young at heart, there is table football, table tennis, a basketball hoop and a trampoline.

Just 600 metres from the historic centre of Poppi, yet immersed in countryside views, Villa Casentino Alto is perfectly placed for exploring the monasteries, hamlets and culinary traditions of the Casentino. For milestone celebrations, extended family holidays or restorative escapes with friends, it offers space, scenery and shared moments to savour.

Facilities

Private Pool • <1hr to Airport • Horse Riding • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Tennis Nearby • Working Fireplace/Woodburner • Wellness • Air-Con • Golf Nearby • Villa • Pets on Request • Special Offer • Has Discount • Chef/Cook Available • Cots (Cribs) • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Easy By Train • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Tourist Towns & Villages • Spa/Massage • Hot Tub • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Table Football • Heating • Cooking Classes Available •

Spa Treatments Available • Babysitting Available • Playground • Trampoline • Basketball net • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Central Section

Ground Floor

- Living room with a fireplace (internet TV)
- Spacious dining room with direct access to the garden and to the furnished loggia
- Well-equipped kitchen
- Spa with a panoramic view, with a steam room, a sensory shower, a sauna, a Jacuzzi for up to 10 persons (which is available only if booked at least 2 weeks before arrival), a relax area, and two small bathrooms
- Bedroom 1: Double bed, ensuite bathroom with shower and direct outdoor access
- Bedroom 2: Double bed, ensuite bathroom with shower and direct outdoor access
- Bedroom 3: Double bed, ensuite bathroom with shower

First Floor

- Bedroom 4: Double bed, ensuite bathroom
- Bedroom 5: Double bed, ensuite bathroom
- Bedroom 6: Double bed, ensuite bathroom
- Bedroom 7: Double bed, ensuite bathroom

Right wing

Ground Floor

- Living/dining room with cooking area and portable air-conditioner
- Bedroom 8: Double bed, ensuite bathroom
- Bedroom 9: Twin beds, ensuite bathroom

First Floor

- Living/dining room with cooking area and air conditioning
- Bedroom 10: Double bed, ensuite bathroom

- Bedroom 11: Twin beds, ensuite bathroom

Left wing

Ground Floor

- Living/dining room with cooking area and portable air-conditioner
- Bedroom 12: Double bed, ensuite bathroom
- Bedroom 13: Double bed, ensuite bathroom

First Floor

- Living/dining room with cooking area and air conditioning
- Bedroom 14: Double bed, ensuite bathroom

Exterior
- Well-kept garden with plenty of flowers, cypress trees and a lawn
- Illuminated swimming pool (10 x 5m, 1.4m depth)
- Two gazebos
- Two furnished loggias
- Portable barbecue
- Comfortable sunbeds
- Outdoor shower
- Trampoline, table football and a basketball hoop
- Large, covered terrace for alfresco dining
- Parking within the property

Additional Facilities
- All the bedrooms in the villa have air conditioning
- The apartments are equipped with air conditioning in the living area
- All the bedrooms have air conditioning, internet TV, and a safe
- Wi-Fi
- Washing machine
- Baby bed

Location & Local Information

Villa Casentino Alto enjoys an enviable position on the edge of Poppi, one of the most captivating hill towns in the Casentino valley. From its elevated setting, the landscape rolls away in a patchwork of woodland, olive groves and distant peaks, offering a true sense of rural Tuscany while keeping everyday conveniences within easy reach.

A short stroll of around 600 metres leads you into Poppi's historic centre, a place of stone lanes, artisan shops and traditional trattorias. The town is crowned by the imposing Castello dei Conti Guidi, a medieval fortress that dominates the skyline and offers sweeping views across the valley. Cafés spill onto small piazzas, local grocers stock regional produce and restaurants serve handmade pasta, wild boar and seasonal specialities that reflect the area's strong culinary heritage.

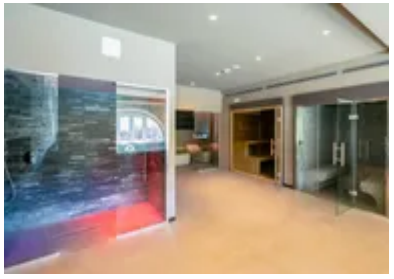
Just two kilometres away lies Ponte a Poppi, where you will find a larger supermarket, pharmacy and train station, making day trips simple and convenient. From here, the cultural treasures of Tuscany are within comfortable reach. Arezzo, with its Renaissance squares and antiques fairs, is around 35 kilometres away, while Florence can be reached in approximately an hour by car. Siena also makes for a rewarding excursion.

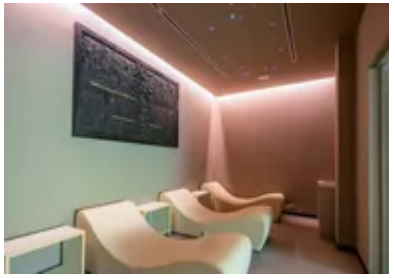
The Casentino region itself is known for its forests, monasteries and unspoilt character. The Sanctuary of La Verna, perched dramatically on a rocky outcrop, and the peaceful monastery of Camaldoli are both within easy driving distance. Hiking and cycling trails weave through the surrounding countryside, and the nearby Casentino Forest National Park offers opportunities to explore ancient woodland and encounter local wildlife.

With a bus stop just 50 metres from the property and essential amenities close by, Villa Casentino Alto combines panoramic countryside living with excellent access to Tuscany's most celebrated destinations.

Local Amenities

Nearest Airport	**Florence Peretola Airport (65 km)**
Nearest Bar/Pub	**(2 km)**
Nearest Beach	**(110 km)**
Nearest City	**Arezzo (35 km)**
Nearest Golf	**(3 km)**
Nearest National Park	**Casentino Forest National Park (17 km)**





Nearest Restaurant	**(2 km)**
Nearest Tennis	**(3 km)**
Nearest Town	**Poppi**
Nearest Train Station	**Ponte a Poppi** **(2 km)**
Nearest Supermarket	**Coop** **(6 km)**

What we love

- The private spa with panoramic views, complete with sauna, steam room and Jacuzzi for ten.
- Walking distance to the historic centre of Poppi with its medieval castle and traditional trattorias!
- Expansive fenced gardens with pool, gazebos and games for all ages.

What you should know...

- The spa is available at an additional cost and the Jacuzzi must be booked at least two weeks before arrival.
- Air conditioning is included in the bedrooms, but usage is charged separately.
- There is a provincial road directly in front of the property.
- A car is recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €900 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:** 9.00 a.m.

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

- **> If not included, what are they?:** Air conditioning is not included in this and is charged at €350 per week 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 €80 per week will apply (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 €700, 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 Cleaning:** Linen is changed weekly. Domestic help is available on request (extra charge).

- **Other 2:** Spa available on request: €300/day or €1,000/week. Jacuzzi must be booked at least 2 weeks before arrival.

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

- **Heating costs included?:** Heating charged at €500 per week (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-September. 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.