Casa Aria Toscana

Region: Tuscany **Sleeps:** 6

Overview

Set amidst open countryside near San Miniato, Casa Aria Toscana is a welcoming rural retreat surrounded by fields and wide skies. With its expansive fenced garden, impressive private pool and generous outdoor entertaining spaces, this recently built villa is ideal for families or friends seeking space, comfort and easy access to Tuscany's most celebrated towns.

Approaching the property, you are greeted by 7,000 square metres of fully fenced grounds, offering privacy and room to breathe. The swimming pool, positioned in a peaceful spot directly in front of the villa, is framed by sun loungers, parasols and a cold-water outdoor shower. It is large enough for proper morning swims yet equally inviting for relaxed afternoons under the sun.

Two distinct outdoor dining areas encourage long, sociable days. Beneath the spacious furnished loggia, a large table creates the perfect setting for shaded lunches. Behind the villa, a second dining space features a stone barbecue and a traditional wood-burning oven, ideal for homemade pizzas and convivial evenings with local wine. An outdoor kitchen enhances the experience, while children can enjoy the ping-pong table, small football field and garden games scattered across the lawn.

Inside, the villa unfolds across one level. The ground-floor entrance leads into a bright living room with a double sofa bed and large satellite television. A dining area flows into a well-equipped kitchen with direct access to the garden, making indoor-outdoor living effortless. Two comfortable double bedrooms offer restful simplicity, while two shower rooms provide practicality for families or couples sharing.

The home is equipped with air conditioning in every room, underfloor heating, Wi-Fi and mosquito screens throughout. A small outbuilding between the villa and pool houses a washing machine, sink and additional small bathroom with changing area, particularly convenient after swimming.

Comfortable, well-arranged and perfectly positioned for exploring Tuscany, Casa Aria Toscana offers relaxed countryside living without isolation.

Facilities

Villa • Golf Nearby • Air-Con • Private Pool • Tennis Nearby • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Pets on Request • Cots (Cribs) • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Satellite TV • Outdoor

Games • Heating • Cooking Classes Available • Playground • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Interior

Ground Floor

- Living room with a double sofa bed, a large satellite TV
- Dining area
- Large and well-equipped kitchen with direct outdoor access
- Bedroom 1: Double bed, ensuite with shower
- Bedroom 2: Double bed
- Bathroom with shower

Exterior

- Parking on the premises
- Private pool (6 x 12m, 1.4m depth)
- Sunbeds, beach umbrellas and a shower with cold water
- Al Fresco dining
- Completely fenced-in garden
- Built-in barbecue
- Wood burning oven for pizzas

Additional Facilities

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

Location & Local Information

Casa Aria Toscana enjoys a peaceful setting in the plains near San Miniato, surrounded by agricultural fields and open countryside. Despite its rural feel, the property is conveniently located just 1km from San Pierino, where you will find groceries, a bar and a pharmacy for daily essentials.

San Miniato (6km) is one of Tuscany's hidden gems, famous for its prized white truffles and annual truffle festival held each autumn. Its historic centre rises gracefully above the plains, offering medieval towers, atmospheric streets and sweeping views across the Arno Valley. Excellent restaurants showcase regional cuisine, making it a rewarding destination for food lovers.

Thanks to its proximity to the motorway, the villa serves as a strategic base for exploring Tuscany's iconic cities. Florence (49km) can be reached in under an hour, inviting visitors to discover Renaissance art, architecture and world-class museums. Pisa (48km) offers its famous Leaning Tower and vibrant university atmosphere, while Lucca (46km) charms with its intact city walls and elegant piazzas.

The rolling hills around Vinci (15km), birthplace of Leonardo da Vinci, provide scenic countryside drives and cultural interest. Montaione (25km) and Casciana Terme (40km) offer further opportunities for exploration, including thermal spas and hilltop villages.

For those wishing to combine countryside with coast, the beaches of Tirrenia are approximately 55km away, while the fashionable resorts of Forte dei Marmi and Castiglioncello are within easy reach for a longer seaside excursion.

The villa's location strikes a balance between tranquillity and accessibility, immersed in nature yet perfectly placed for discovering the art, gastronomy and landscapes that define Tuscany.

Local Amenities

Nearest Airport	**Pisa International Airport (48 km)**
Nearest Airport 2	**Florence Airport (Peretola) (49 km)**
Nearest Bar/Pub	**(3 km)**
Nearest Beach	**Tirrenia (55 km)**
Nearest City	**Florence (49 km)**
Nearest Golf	**Golf Club San Miniato A.S.D. (6 km)**

Nearest Restaurant	**San Perino (1 km)**
Nearest Shop	**San Perino (1 km)**
Nearest Tennis	**(6 km)**
Nearest Town/City	**San Miniato (6 km)**
Nearest Village	**San Donato (6 km)**
Nearest Supermarket	**Conad (7 km)**

What we love

- The impressive 12-metre swimming pool is set within expansive, fully fenced gardens!
- The wood-burning pizza oven and outdoor kitchen are perfect for sociable Tuscan evenings!
- The villa is located in the ideal position near San Miniato for truffle hunting, wine tasting and exploring Tuscany's art cities.

What you should know...

- The villa is on flat ground surrounded by agricultural fields rather than on a hillside.
- The double sofa bed in the living room accommodates two additional guests.
- The swimming pool is available from 1st May to 31st October.
- A car is recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €200 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.

- **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 €60 per booking (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 €300, 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:** Bed, bathroom, kitchen and pool towels are changed weekly. Additional housekeeping is available on request (extra charge).

- **Other 2:** Cook, domestic help, cookery courses and dinners are available on request (extra charge).

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

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

- **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 May 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.