Villa Dania

Region: Tuscany **Sleeps:** 13

Overview

Imagine a villa in Tuscany - the verdant rolling hills, olive groves and grapevines. You're dining alfresco in a loggia perched above it all, with age old wisteria framing the view. It sounds like a fantasy, but at Villa Dania it's real. This 5 bedroom 19th century village home has been lovingly restored by the owners, adding modern amenities while preserving the villa's fine historic details.

This family villa invites connection and conversation; sit with friends by the pool, under the arbor, or inside under a fresco (yes, really). All that's missing is a glass of good Tuscan wine. Thankfully that can be found in the village with a couple of shops and places to eat, just a short stroll from the villa itself.

Tuscany's most important cultural centres are nearby. A trip to Volterra (25km) is a must for any history buff. This Bronze Age settlement was one of the "twelve cities" of the Etruscan League - and remains a living museum of history, art, and architecture. You might fly into the nearest airport in Pisa, only 44km away. Or if you're taking the train instead, you'll catch it in Pontedera (25km), a city known for wine and chocolate production.









Facilities

Weddings • Golf Nearby • Air-Con • Recommended • Wine Tasting • Walking/Hiking Paths • Private Pool • <1hr to Airport • Working Fireplace/Woodburner • Walk to Village • Ideal for Parties • Horse Riding • Historical Sites • Cycling • Ideal for Kids • Pets on Request • Cots (Cribs) • Ideal for Teens • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Licensed for Marriage • Outdoor Ceremony • Ground Floor Bed & Bath • Flexible Catering Options • Walk to Restaurant • Wi-Fi/Internet • Allow External Caterers • Allow Fireworks • Washing Machine • Nearby Church/Chapel • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • DVD • Bicycles Provided • Dishwasher • Microwave • Satellite TV • Heating • Ceiling Fans • Cooking Classes Available • Wine-Tasting Available •

Transfers Available • Breakfast Available • Playground • Swings • Slide • Ideal for Babies & Toddlers • Boules/Petanque • Stair gates • Mattress protector • Baby bath • Bath toys • Potty • Pushchair • Bottle steriliser • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interiors (400m2)

Ground Floor

- Fully equipped kitchen
- Living room with stone fireplace, sofa and armchairs
- Drawing room
- Dining room with a large crystal table
- Double/twin room
- Library
- Shower room

First Floor

- Two double bedrooms
- Two twin/double bedrooms (extra single bed for children available)
- Bathroom with bath
- Shower room

Outside Grounds

- Swimming pool (salt water, 12x4m, depth: 1.30m) with Jacuzzi relax points
- Stone floored loggia with al-fresco dining and living area
- Garden with two imposing lime trees
- BBQ area

Facilities

- Wi-Fi
- Air-conditioning
- Hairdryer
- Washing machine
- Iron, ironing board
- Washing machine
- Dishwasher
- Coffee machine
- Microwave

Location & Local Information

Villa Dania enjoys rolling views of Tuscan countryside from its private garden and swimming pool, yet it is also set in local Tuscan village with a couple of useful grocery shops, places to eat and a pharmacy.

Situated a 45-minute drive from Pisa Airport, it is a fantastic base for exploring the very best of Tuscany with many wonderful villages and towns within striking distance. Peccioli just 8km away, has been names the best borgo in Italy for the 2024.

Indeed, visitors to Tuscany come for many reasons. Many come in search of fine art and others to explore the extraordinary countryside. Gourmets and wine buffs descend on Tuscany to enjoy the beautiful but straightforward cuisine and wine. Walkers enjoy the mountain paths, cyclists the rolling hills, and summer guests even head to the sea coast north or south of Livorno, around an hour away.

One of the most famous historic towns is Volterra (25km), a beautiful walled medieval town also with Renaissance palaces and Etruscan sites to admire. Just as stunning and definitely on the tourist trail, magical San Gimignano (35km) is also close with its many towers, winding lanes and wonderful surrounding landscapes.

San Miniato (35km) is another Tuscan gem to explore, especially its impressive Piazza della Repubblica, perhaps combined with a trip to Empoli (50km), an attractive town in the Arno Valley or Vinci (55km), the birthplace of the great artists, Leonardo da Vinci.

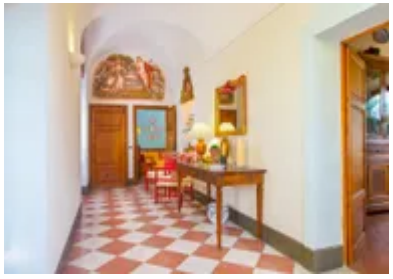
The michelin star italian chef Canavacciuolo has opened a restaurant called Laqua Vineyard, situated in the town of the wine called Terricciola just 15km away.

A day out in Florence (80km) is also possible, about 90-minutes by car, or head south to the grand city of Siena (76km) to discover yet more artistic treasures and outstanding beauty.

Pisa (48km) itself is a joy, not just because of its leaning tower, and further north lies the exquisite town of Lucca (52km) with its old town filled with Renaissance palaces, pretty churches and enchanting squares surrounded by grand city walls.









Local Amenities

Nearest Airport	**Pisa Airport (45km)**
Nearest Airport 2	**Florence Airport (73km)**
Nearest Beach	**North of Livorno (52km)**
Nearest City	**Pisa (48km)**

Nearest Restaurant	**Local village (Short walk)**
Nearest Shop	**Local village (Short walk)**
Nearest Supermarket	**Peccioli (9 km)**
Nearest Town	**Volterra (20km)**
Nearest Village	**(Short walk)**

What we love

- The panoramic view from the private pool.
- Wonderful extras that are offered include breakfast and a welcome dinner, all payable locally.
- Not all villas in Tuscany are child friendly but this one features a nearby playground, gated grounds, bicycles, high chairs, and extra cots for little ones.
- Located in a village, essentials (groceries, restaurant and cafe) are just a short stroll away.
- Located in the municipality of Peccioli, classified as "Borgo dei Borghi 2024".

What you should know...

- If travelling with friends or family, the owner's sister villa, Villa Le Fauci (https://www.oliverstravels.com/italy/tuscany/san-gimignano/villa-le-fauci/), is just a 5-minute drive away.
- A car is highly recommended to explore the local area.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection

- **Arrival time:** 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?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €60 per pet per week will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. 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. Please note home security devices may be installed at the villa, please enquire for further information. 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.

- **Changeover day:** Saturday from approx. end-April to end-September. Flexible during any other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights from approx. end-April to end-September or 4 nights at other times.

- **Heating costs included?:** Extra cost of €4 per cubic metre, payable locally in 2026. Included(2027)

- **Internet access?:** Wi-Fi internet access included.