Dimora Iris

Region: Tuscany **Sleeps:** 25

Overview

Dimora Iris sits within a vast estate that's surrounded by vineyards and rolling Tuscan countryside, with cities such as Florence, Pisa and Siena all easily reached for days out. Enjoy long walks, hikes and bike rides in the area immediately around the estate to discover this part of Tuscany's stunning natural beauty.

And you don't even need to leave the estate to appreciate total peace and tranquillity, with gardens, ancient structures, vineyards and olive groves found across 150 hectares. You also have your own extensive gardens in which to relax, socialise and dine.

This historic and impressive villa sleeps up to 25 people in 13 en-suite bedrooms that all offer views across the garden and over the surrounding countryside and one single room with french bed. They feature a mix of elegant antique pieces of furniture, original features and modern comforts for unique spaces to enjoy a restful night's sleep. Touches such as Carrara marble in the single bedroom's en-suite bathroom are additionally luxurious.

Heritage and tradition are especially showcased on the ground floor of two-level Dimora Iris. A series of beautifully furnished living, dining and leisure rooms offer both laid-back and formal spaces to soak up the villa's rich atmosphere.

Switching off and recharging your batteries is easy with the amount of idyllic outside space on offer. Take a refreshing dip in the large swimming pool or simply lie back on a pool-side lounger with your favourite drink. Strolling around the lush, lawned gardens is the perfect way to work up an appetite before lunch or dinner under the shady cover of the pretty loggia.

Additional activities that can be arranged upon request at Dimora Iris, and beyond include cooking classes, truffle hunting and wine tasting.

There are plenty of fascinating places for day trips in the area. One of the most picturesque is the walled medieval town of San Gimignano, which is around a 30-minute drive away. Also soak up centuries of history and culture in the cities of Siena, Florence and Pisa.

The coast is also around or just over an hour's drive from the villa. Relax on the beaches at Marina di Cecina and Marina di Pisa - which is also close to Natural Park Migliarino San Rossore.









Facilities

Working Fireplace/Woodburner • Private Pool • Weddings • Ideal for Kids • Historical Sites • Horse Riding • Walking/Hiking Paths • Golf Nearby • Air-Con • <1hr to Airport • Fishing • Wine Tasting • Cots (Cribs) • Special Offer • Ideal for Teens • Marquee Hire Permitted • Has Discount • Has Offer • Maid Service Included • Chef/Cook Available • Pets on Request • Outdoor Ceremony • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wheelchair Access • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Indoor Reception Available • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Indoor Games • Tumble Dryer • Satellite TV • Home Cinema • Heating • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

1. 19-person price: access to 10 bedrooms (5 double, 4 twin and 1 single room with french bed)
2. 25-person price: access to the entire villa and all bedrooms

Villa Interiors

Ground Floor

- Living room with several sofas
- Dining room with table for 25 guests
- TV room
- Billiards room (italian billiard, not snooker!)
- 'Hunting hall' with dining table for 14 guests, open fireplace, armchair, seating
- Kitchen with oven, microwave, 2 dishwasher, fridge, freezer, blender, coffee machine, American coffee machine
- Twin/Double bedroom with en-suite bathroom (wheelchair-accessible) with shower
- Laundry area with single 'service' bedroom with en-suite bathroom
- 2 x WCs

First Floor

- 2x Master bedroom with king size bed, balcony, en-suite bathroom with shower(one with a balcony)
- 5 double bedrooms with en-suite bathrooms with showers (three double bedroom is accessed from a different staircase)
- Four twin bedrooms with en-suite bathrooms with showers(one with a bath)
- 1 single room with a french bed with en-suite bathroom

Outside Grounds

- Swimming pool (14m x 9m, depth: 1.2m - 2.5m), open approximately May to October from 8.30 a.m. - 7.30 p.m.
- Loggia with dining table for 20 guests and seating area
- Bathroom with shower and WC
- Shower/Changing room
- Service toilet
- Barbecue
- Gardens with lawn, trees, plants, flowers
- Sun loungers and parasols
- Parking

Facilities

- Wi-Fi
- Air conditioning (in the bedrooms only)
- Satellite TV
- Washing machine and dryer
- Iron and ironing board
- Hair dryer in each bedroom









Location & Local Information

Dimora Iris occupies an idyllic position in the heart of unspoilt Tuscan countryside, with nothing but vineyards and nature surrounding the expansive estate it sits within. Despite its secluded and private location, the nearest restaurant is just a short walk away. This makes it a joy to simply stroll out the villa in the evenings and be eating a delicious meal in no time. More restaurants, as well as shops, bars, and various other convenient amenities can be found within a 10-minute drive.

History lovers will be keen to visit San Gimignano, a walled medieval town around 30 minutes away from the villa by car. The walls date back to the 13th century, with one of San Gimignano's highlights being its old town. Also visit Torre Grossa and the 12th-century church Duomo di San Gimignano. Enjoy a gelato and refreshing drink before heading off on a scenic hike through the countryside surrounding the town.

The gorgeous city of Florence is a must-visit, as it's full of fascinating and historic landmarks, buildings and points of interest. Some of the key sights to tick off your list include the Uffizi Gallery with its Renaissance art, the Cathedral of Santa Maria del Fiore, and the fortified 13th-century Palazzo Vecchio. The Accademia Gallery is home to Michelangelo's iconic David.

Other great cities for days out include Pisa with its famous leaning tower and Siena. The latter is probably most-known for Piazza de Campo, which is home to the 13th-century city hall called Palazzo Pubblico. Also take in majestic views over the city from Torre del Mangia and explore Piazza del Duomo, where the cathedral and Piccolomini Library are to be found.

Lovely beaches are under a 90-minute drive from Dimora Iris. Those at Marina di Pisa and Marina di Cecina are great for an afternoon by the sea. Marina di Pisa is especially popular with families, as its pebble and sand beaches are sheltered by stone barriers and the waters are calm for swimming. Forte dei Marmi is famous among jet-setters









whilst Castiglioncello is remarkable for hills that fall right down to the sea forming cliffs, little inlets, coves and sandy beaches.

Local Amenities

Nearest Airport	**Pisa (45 km)**
Nearest Airport 2	**Florence (57 km)**
Nearest Village	**Montaione (10 km)**
Nearest Restaurant	**(1 km)**
Nearest Bar/Pub	**(4 km)**
Nearest Supermarket	**Montaione (10 km)**
Nearest Shop	**Montaione (10 km)**
Nearest Golf	**Castelfafi (10km)**

What we love

- Discover serenity amidst vast rural landscapes at Dimora Iris, where relaxation envelops every corner of the estate.
- Step into a realm of elegance and history as each room at Dimora Iris tells its own story through grand fireplaces, antiques, and curated works of art.
- Unwind and entertain yourself with leisurely games in the billiards room or in the carefully curated living and dining spaces.
- Outdoor bliss awaits with a private pool, meticulously manicured gardens, and a charming loggia perfect for al fresco dining at Dimora Iris.
- Conveniently situated just an hour's drive away, explore the cultural treasures of Florence, Pisa, and Siena while indulging in the farm-fresh delights of Dimora Iris's own organic produce

What you should know...

- Only the bedrooms are air-conditioned.
- The ground-floor bedroom and en-suite bathroom are wheelchair-accessible. Please enquire for more details.
- Dimora Iris has 13 bedrooms, plus an additional single 'service' bedroom and bathroom which is of a slightly lower standard, but is ideal for accompanying staff or a nanny. Please see the 'Features' tab for further details.
- When booking the 19-person price, please note that some rooms will be closed and guests will have access to 10 bedrooms only (5 double, 4 twin and 1 single room with french bed). Guests that book the full capacity 25-person price will have access to all rooms and the entire property.
- Quiet and non-intrusive staff live on-site, they will be very happy to help.
- Cot and highchair are available on request subject to availability at extra cost.
- The pool is not fenced, so children should be supervised when outdoor
- Please note that the house and grounds keeper live nearby.

Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner or charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. - 7.00 p.m.

- **Departure time:** 9.30 a.m.

- **Energy costs included?:** Included up to 450 KWh. Excess charged €0.90 per kWh, payable locally.

- **Linen & towels included?:** Yes, plus mid-week change.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **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.
 Air-conditioning is featured in the bedrooms only.
 Quiet and non-intrusive staff live on-site, they will be very happy to help.
 A cot and highchair are available on request. Extra €100/week for a cot, payable locally.
 An extra bed is available on request. Extra €150/week, payable locally.
 The ground-floor bedroom and en-suite bathroom are wheelchair-accessible. There is also an additional single 'service' bedroom, ideal for staff. Please see the 'Features' tab for further details.
 The ground-floor bedroom and en-suite bathroom are wheelchair-accessible. Dimora Iris has 12 bedrooms, plus an additional single 'service' bedroom and bathroom which is of a slightly lower standard, but is ideal for accompanying staff or a nanny. Please see the 'Features' tab for further details.
 The pool is not fenced, so children should be supervised when outdoors.
 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.,br>

- **Changeover day:** Flexible.

- **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:** 3 nights. All other durations on request.

- **Heating costs included?:** Extra €6.50 per unit, payable locally.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).

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

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately May to October from 8.00 a.m. - 8.00 p.m.. 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.