

# Casa Marlena

Region: Tuscany   Sleeps: 16

---

## Overview

This beautiful, perfectly traditional home in the heart of the Tuscan countryside offers the ideal holiday retreat, with an elegant private pool, charming interiors and even a private sauna!

As you approach the 700-acre estate, admire the rolling hills of woodland and Tuscan landscapes around you. Entering the main house, you are greeted by the utterly homely, comfortable living room with cosy seating, an open fireplace and traditional dresser. Alongside this, the dining room offers a traditional experience below the lovely chandelier and beamed ceiling, providing a feeling of authenticity for every meal. The traditionally styled kitchen is in fact thoroughly modern in functionality, with a huge oven, two sinks, all the latest mod cons as well as a beautiful breakfast table in the centre.

Upstairs there are five double bedrooms, each one with their own shower room and one with extra twin beds on a mezzanine level. The furnishings in each of the rooms is traditional, elegant and complemented by tasteful décor.

For larger groups, the annexe provides further accommodation space. On the ground floor, you will find a living area with a sofa-bed, fireplace and small kitchenette with a breakfast table whilst the first floor houses a twin and a double bedroom.

The annexe also offers a spa area with sauna and a large tub for cooling down afterwards, perfect for a day of relaxation whatever the weather.

Enjoy lazy summer days by the fabulous outdoor pool at one end of the lawn and spend time with family or friends under the spacious covered terrace, perfect for relaxing on warm evenings, whether dining al-fresco or simply enjoying a glass of local wine with good conversation. A barbecue is also available for your exclusive use.

A thriving forest lies to one side of the home, while the garden surrounds it on either side, and a winding country lane passes by. You will find a handful of restaurants and cafe-bars within a short distance, the shopping malls of Florence are also a few minutes away whilst the world-famous city itself is just within a 30-minute drive!

## Facilities

Wellness • Golf Nearby • Fishing • Cycling • Recommended • Wine Tasting • Historical Sites • Private Pool • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Special Offer • Maid Service Available • Has



Discount • Great Value • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • All Bedrooms En-Suite • <1hr to Airport • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Sauna/Steam • Animal farm • Heating • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Main Villa Interiors

### Ground Floor

- Living room with TV, sofas, chairs, open fireplace and study area with desk
- Dining area with large table
- Fully-equipped kitchen with breakfast table and dining table, stove, oven, kitchenware, electric kettle, washing machine, dishwasher, microwave, refrigerator and high chair

### First Floor

- 4 x bedrooms with double bed with en-suite bathroom with shower
- Bedroom with double bed with en-suite bathroom with shower. Steps lead up to mezzanine area with twin beds

## Annexe Interiors

### Ground Floor

- Open-plan living area with sofa-bed, fireplace, small kitchenette and breakfast table
- Spa area with sauna, large sunken tub (via steps) and deck chairs

### First Floor

- Twin bedroom
- Double bedroom
- 2 x bathrooms with shower

## Outside Grounds

- Private pool (9m x 5m, depth: 1.40m) open approximately April to October
- Sun loungers (x12)
- Covered terrace with two al-fresco dining tables
- Barbecue



- Large lawn either side of the house
- Off street parking

### **Facilities**

- Wi-Fi
- Heating
- Satellite TV
- Spa area with sauna and tub
- Iron & ironing board
- Washing machine

## Location & Local Information

Nestled in the sensational Tuscany countryside with forests and beautiful landscapes, the calm and tranquil surroundings make it hard to believe that the beautiful city of Florence is just over 30km away!

Indeed, while you will feel at one with the natural world, there is a handful of bars, restaurants and a supermarket within a short distance while the shopping outlets of The Mall, the Fashion Valley, Trussardi, Prada, D & G, Diesel, Monclair and Groove and more are also very close by, just 3km in the car – a dream for any fashionista!

While the villa is perfectly located to visit Florence, Siena (80km), another fine art city and a UNESCO World Heritage Site, is just a little further afield, making it ideal for a day trip!

Arezzo (55km) is another beautiful city for art-lovers and historians alike and reached by car in well under an hour. Of course you can also spend so much time exploring idyllic villages and historic towns of the Chianti hills or Casentino valley where there are so many enchanting places to visit.

The location is also perfect for wine tasting, as a world-famous wine (and olive oil!) producing region, celebrated by Verdi, Michelangelo and many others.

Furthermore, a superb golf course, Circolo Golf dell'Ugolino, can be reached in around 30 minutes and there is an excellent horse-riding centre just a 10-minute drive away. Keen walkers can follow a number of well-marked trails through the surrounding countryside, straight from the estate and there are lots of cycling and mountain bike opportunities across the region.

And for more outdoor pursuits, you're very near to the Pratomagno mountain range, and the 300-acre natural park near Reggello, both perfect for a little physical activity and enjoying nature.



## Local Amenities

Nearest Airport	<b>Florence Airport (50km)</b>
Nearest Airport 2	<b>Pisa Airport (115km)</b>
Nearest Train Station	<b>Rignano Sull'arno Reggello (7.5km)</b>
Nearest City	<b>Florence (36km)</b>
Nearest Restaurant	<b>Restaurants &amp; Cafes (2-3km)</b>
Nearest Supermarket	<b>Leccio (3.5km)</b>
Nearest Golf	<b>Circolo Golf dell'Ugolino (34km)</b>

## What we love

- A wonderful outdoor pool and a private spa area will ensure you can relax, unwind and find absolute calm in your beautiful retreat
- The location really offers you the best of both worlds, just 30km from the fabulous city of Florence, yet enveloped in fields and forests
- The famous shopping malls with the very best Italian fashion are just a couple of minutes away

## What you should know...

- The casa is split between the main house and the annexe, providing a little privacy for families travelling together.
- Villa Vasari (<https://www.oliverstravels.com/italy/tuscany/chianti-arezzo/villa-vasari/>) is located very closeby, just along the road, ideal if you wish to holiday at the same time as extended family or friends. Villino Lepre (<https://www.oliverstravels.com/italy/tuscany/chianti-arezzo/villino-lepre/>) and I Tebaldi (<https://www.oliverstravels.com/italy/tuscany/chianti-arezzo/i-tebaldi/>) are also within the vast estate, slightly higher up (a short drive away).

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included up to 250KWh, excess charged €0,45/KWh, payable locally.
- **Linen & towels included?:** Linen, bath and pool towels included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Mandatory cleaning and bed linen/towels for multiple-week stays €200 (per additional week).
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €300 payable in cash locally. However, 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. All other durations on request.
- **Heating costs included?:** Extra cost upon consumption, payable locally.
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately May 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.