

Villa Morino

Region: Tuscany **Sleeps:** 22

Overview

Truly a masterpiece of creative design, this elegant villa blends the comfort and quality of modern living with the beauty of traditional architecture to create a little piece of luxury in the heart of Tuscany!

A part of a vast estate in the infamous Chianti region, Villa Morino sits in a charming and isolated meadow amid the rolling hills of Tuscany. With its stone exterior walls, beamed ceilings and cotto floor tiles, Morino embodies much of the typical Tuscan country style, with a few contemporary upgrades and a little loving restoration. The beautiful villa consists of three separate buildings - the main villa, cottage and a barn. There are six bedrooms in the villa, two in the cottage and a further two in the barn and one in the studio.

The main villa can be found tucked away among the mulberry and olive trees. Upon entry, you are welcomed by the vast open plan kitchen and dining area. Embodying a traditional style within a more modern design, this is the true heart of the house, with a vast dining table for up to 14, all the latest mod cons, beautiful artwork, large windows and patio doors at both ends, with a large central island to allow plenty of helping hands in the kitchen. The patio doors lead to a wonderful terrace with a dining area, perfect for al fresco lunch in the sunshine. The living room, alongside the kitchen/dining space, has two cosy sofas, a few coffee tables, well-stocked bookshelves and an elegant fireplace, and is framed by the beautifully traditional wooden beams that run across the ceiling. There is a satellite TV and DVD player in here for some light entertainment on the cooler evenings.

Two of the bedrooms are on this ground floor, with the other four on the first-floor. All six air-conditioned bedrooms feel both luxurious and modern, whilst reflecting the age of the old farmhouse, with traditional wooden furniture and wooden beams overhead and each with an en-suite shower or bathroom.

The cottage, just a few metres away, surrounded by an array of cherry and fig trees, demonstrates a similar blend of modern and traditional touches, with an invigorating colour palette bringing each room to life. In the stunning living room there is a vintage writing desk, open fireplace, well-stocked bookshelves, set of comfortable sofas and chairs and a stunning centrepiece of a grand piano. The thoroughly traditional kitchen has a huge range cooker, large central island and everything you could need for cooking up a delicious meal. Both bedrooms are on the first-floor and have en-suite facilities.

The rose covered barn features a lounge plus two double bedrooms and two bathrooms on a mezzanine level and can accommodate up to four guests.

The expansive grounds of endless flower beds and manicured lawns include plenty of beautiful facilities, including an elegant swimming pool, a modern, well-equipped air-conditioned gym and a superb, relaxing Turkish bath for your private use. There are a few different relaxation areas, including dining



tables, sofas, chairs, loungers etc. across the many terraces, all set in acres of green space, perfectly maintained, with little paths weaving around one another, and a backdrop of the lovely Tuscan countryside.

Facilities

Walking/Hiking Paths • Horse Riding • Wi-Fi/Internet • Air-Con • Washing Machine • Wine Tasting • Wellness • Historical Sites • Hairdryer • Cycling • Gym/Fitness Room • Rural Location • Maid Service Included • Cots (Cribs) • DVD • Private Pool • Wine-Tasting Available • Catering Available • Breakfast Included • Bikes • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Microwave • Safety Deposit Box • Satellite TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interiors (sleeps 12 guests)

Ground Floor

- Open plan kitchen with oven, hob, fridge freezer and microwave and a dining table seating 16 guests
- Living room: sofas, coffee table, book shelves, fireplace
- TV room
- Bedroom with double bed (200x200cm) and en-suite bathroom with shower, bathtub, dual vanity sink and bidet
- Bedroom with double bed (180x200cm) and en-suite bathroom with stand-alone bathtub, bidet and direct access to patio

First Floor

- Bedroom with double bed (200x200cm) and en-suite bathroom with shower/bathtub combo and bidet
- Bedroom with double bed (175x200cm) and en-suite bathroom with stand-alone shower and bidet
- Bedroom with twin beds (100x200cm) and en-suite bathroom with shower
- Bedroom with twin beds (90x200cm) and en-suite bathroom with shower

Cottage Interiors (sleeps 4 guests)

Ground Floor

- Lounge with open-fire and piano
- Fully equipped kitchen
- Bathroom with shower

First Floor

- Bedroom with double bed (190x190cm) and en-suite bathroom with standalone shower and bidet
- Bedroom with twin beds (90x190cm), direct access to terrace and en-suite bathroom with standalone shower and bidet

Barn/Fienile Interiors (sleeps 4 guests)

Ground Floor

- Living room
- Fully equipped kitchen

Mezzanine Level

- Coffee station
- Bedroom with double bed
- Bedroom with double bed
- 2 x bathrooms

Studio Interiors (sleeps 2 guests)

- Bedroom with double bed
- Bathroom

Outside Grounds



- Swimming pool (15mx6m, depth: 1.5m) available from approximately mid-April to mid-October
- Sun loungers
- Gardens
- Sheltered relaxation areas
- Alfresco dining areas
- Barbecue
- Gym and hammam
- Parking

Facilities

- Wi-Fi
- Air-conditioning (all bedrooms and gym)
- Satellite TV
- DVD player
- Gym and hammam
- Hairdryers
- Safe
- Mountain bikes available on request at an extra charge
- Books
- Utility room with washing machine/dryer

Location & Local Information

Villa Morino is a historical home within a sensational Tuscan country estate in the heart of the Chianti Classico region, surrounded by the traditional countryside landscape: farms, forests, vineyards and ancient hamlets, sewn together by the infinite winding of the Greve River.

The location is perfect for a wine tasting, as a world-famous wine (and olive oil!) producing region, celebrated by Verdi, Michelangelo and many others. Indeed, having been featured in most popular films, this opulent estate offers a truly idyllic rural retreat. Stroll around the estate or explore by bike, with winding forests, olive groves and vineyards.

While you will feel utterly isolated and at one with the natural world, in fact the closest towns of Greve and Panzano are within a 10-minute drive. In fact, the villa is perfectly located both to visit the art cities (with Florence about a 45-minute drive away, or Siena a little further afield, ideal for a day trip) and enjoying the tranquil calm of the Tuscan countryside.

Local Amenities

Nearest Airport	Florence Airport (43km)
Nearest Airport 2	Pisa Airport (92km)
Nearest Village	Panzano/Greve in Chianti (4-5km)
Nearest Restaurant	Panzano/Greve in Chianti (4-5km)
Nearest Supermarket	Co-op (Greve in Chianti) (4.5km)
Nearest City	Florence (37km)
Nearest Tennis	(20km)
Nearest Train Station	Figline Valdarno (24km)



What we love

- The sights and sounds of the incredible Tuscan hills, vineyards and olive groves permeate the villas, providing a perfect soundtrack and backdrop to your ideal rural retreat
- Able to accommodate large groups, the incredibly social design allows for everyone to gather in a luxurious setting for fun, laughter and memory moments together
- The wondrous location allows you to enjoy both the heat of the Italian sun and the cool, invigorating fragrance of the forest, and the peaceful, natural world beyond!
- Comfortable accommodations await at Villa Morino, offering ample space for families to unwind and create cherished memories amidst the beauty of the Tuscan countryside.

What you should know...

- Buffet Breakfast service made from the chef in villa on a daily basis included in the rental price
- Please note that a rate without daily breakfast served at the villa is also available - please enquire.
- This is an off the beaten track location with 2km of unpaved access road.
- Unobtrusive caretakers live in a separate cottage near the pool to ensure smooth running of the estate.
- 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 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.

Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 3.30 p.m. - 7.30 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes (except heating - see below).
- **Linen & towels included?:** Yes, plus mid-week change.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement will apply (paid locally) - please enquire.
- **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. 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. Please note that a rate without daily breakfast served at the villa is also available - please enquire.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes, plus mid-week clean. 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 (mid-May to early September/Xmas and NY/Easter week) and 3 nights at other times. Short stays are on request.
- **Heating costs included?:** No, extra €350 per week, paid 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 connection included.
- **Pool opening dates?:** The swimming pool is open approximately mid-April to mid-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.
- **Property Licence Number:** CIN: IT048021B5Z76KLPWG