

# Villa Marte

**Region:** Tuscany **Sleeps:** 20

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## Overview

Perfect for a large gathering of family or friends, this restored Tuscan farmhouse has superb grounds, facilities and service. Situated in sought-after Chianti wine country, within easy reach of iconic Florence, Villa Marte is not only a fantastic base for exploring this fascinating Italian region but a well-equipped venue for luxuriating in style.

Lush vineyards and olive groves carpet the surrounding slopes as you wind through the timeless landscapes of Chianti to the villa. Enveloped in an extensive landscaped garden, flanked by a wide terrace, the 200-year-old stone villa sets a striking silhouette, topped with its distinctive dovecote tower and terracotta tiled roof.

Attractive sitting and dining areas are carefully laid out in the best parts of the garden for panoramic views and cooling shade. Start the day with a tranquil coffee on the terrace gazing across vineyards, sip a glass of velvety Chianti Classico to accompany a delicious lunch before a siesta by the pool or sit back with a book in hand under the shade of a cypress.

Despite its impressive scale, the interiors feel welcoming, and the homely style perfectly complements the rural setting. Country furnishings incorporate pretty floral fabrics and solid wooden furniture with traditional brick arches and wooden beamed ceilings. A spacious open living space incorporates two kitchens, a long dining table and plenty of sitting areas for everyone, with Wi-Fi and a television room for those who prefer to stay connected.

The main house has eight bedrooms, most of which have ensuite bathrooms. A bedroom in the tower shares a bathroom with the twin bedroom. It has an edge over the others with rooftop views on all three sides. Across the garden is a well-furnished cottage for four guests, perfect for a family or those who appreciate their own space.

The piece de resistance has to be the spa with its sauna, jacuzzi and massage bed where wellness treatments can be arranged, perhaps after a morning sightseeing in Florence, a trip to a beach or a tour of the wineries. Villa Marte truly sets the scene for a wonderful break with just the right mix of fascinating sights and relaxation.

## Facilities

Villa • Wellness • Historical Sites • Walking/Hiking Paths • Air-Con • Ideal for Kids • Wine Tasting • Private Pool • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Included • Ground Floor Bed & Bath • Parking Space • Heritage Collection • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes



• Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • TV • Indoor Games • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Amusement park • Playground nearby • On-Site Concierge • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa

### Ground Floor

- Living room with kitchen and dining area
- Bedroom double bed and ensuite bathroom
- Hall with sofas and fireplace
- Fully equipped kitchen
- Dining room with large dining table
- 2x guest toilet

### Lower Floor

- Massage room
- Gym room
- Heated Jacuzzi
- Sauna
- Changing room with two showers

### First Floor

- Living room with sofas, armchairs and piano
- 6x double bedrooms with en-suite bathroom
- Twin bedroom (can be a double), bathroom across the hall
- TV room
- Access to balconies

### Tower

- Bedroom with shared bathroom downstairs

### Cottage

- Double bedroom
- Bathroom with shower/tub
- Twin bedroom (can be a double)

### Outside Grounds

- Swimming pool (8 x 16m; depth: 0.2 -3mt), features a mosaic clad whirlpool
- Garden
- Terrace with alfresco dining

### Additional Facilities

- Wifi
- Air-conditioning
- Iron and ironing board
- High chair and cot (on request)
- Mosquito nets (in all bedrooms)



# Location & Local Information

Villa Marte is located just a half-hour drive south of Florence in Chianti, a region which many consider the heart of Tuscany. Famous for its delicious Chianti wine and fertile hills, the region is a magnet for wine buffs and foodies alike.

For art history lovers, a visit to Tuscany is to experience some of the most important settings and artworks from the Italian Renaissance, such as Michelangelo's David in the Accademia and Brunelleschi's Duomo in Florence.

The nearest town to the villa for groceries and a choice of restaurants is the charming town of Tavarnelle Val di Pesa, just a 3-minute drive from the villa. A traditional stop-off point between Florence and Siena since the Middle Ages and Renaissance, you can sense its historic routes as you explore the surroundings. Incredible works of art can be found in monasteries and churches, which punctuate the area's landscape.

There is so much to see in this part of Tuscany. Be sure to visit the tall towers and learn about the fascinating history of San Gimignano, just 25 km away. Try the nearby winery of Castello di Verrazzano for wine tasting in the magnificent setting of an 18th-century castle.

Within a short drive from the villa, you can join the main road, sweeping you into Siena or Florence. For a smooth ride, just leave the car at the nearby Poggibonsi station and take a train.

Siena is about an hour away and a must-see for its fabulous churches, galleries, restaurants, Renaissance and Gothic architecture and a stunning central piazza, the venue for its famous Palio horse race.

Food plays a central role in Tuscan life, so enter into the spirit, find a scenic spot, sip on a glass of Chianti Classico, and try the region's best seasonal produce at one of the many farmers' markets or restaurants.



## Local Amenities

Nearest Airport	<b>Florence Airport Peretola (40 km)</b>
Nearest Airport 2	<b>Pisa International Airport (82 km)</b>
Nearest Town	<b>Tavernelle Val di Pesa (2.5 km)</b>
Nearest City	<b>Florence (37 km)</b>
Nearest Train Station	<b>Poggibonsi-S. Gimignano (15 km)</b>





## What we love

- The private spa with jacuzzi and sauna where wellness treatments can be arranged – a luxurious extra for a memorable stay.
- The fantastic location - it is a superb base for exploring the best of Tuscany by the wineries of Chianti and within easy reach of both Florence, Siena and even the coast.
- The spacious accommodation and grounds – it's ideal for a family get together or celebration.

## What you should know...

- As the grounds are open and extensive, children need to be monitored, particularly around the pool and jacuzzi.
- Considering that accommodation is divided between the main villa and cottage, bedrooms should to be chosen prior to arrival so everyone has their preferred option.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- The unpaved gravel road leading to the villa is well maintained but unsuitable for low slung vehicles with luggage so choose a sturdier hired car.
- The caretaker and his wife live in an apartment underneath the cottage. The house manager has her own office in the villa and is at guests disposal.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by the owner as a pre-authorisation before arrival or paid in cash on arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. - 6.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10 a.m. Check-out outside this time may not be possible, or may be subject to an extra cost. Please enquire for more details.
- **Energy costs included?:** Included except for air-conditioning which is an extra €500/week, paid locally.
- **Linen & towels included?:** Linen, bath towels & pool towels included in the rental price. Mid-week change of towels is also included.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that only the 16 and 20 guest options will be available. When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details. A cot is available on request at an extra cost of €50 per person. An extra bed is available on request at an extra cost of €200. Please note home security devices are installed at the villa, please enquire for further information. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** No. Extra €500. 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 €500/week, paid locally.
- **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 opening dates?:** The pool is open approximately mid-March 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.