

# Villa Magna

Region: Tuscany Sleeps: 20

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## Overview

Accommodating up to 20 guests in 10 luxurious bedrooms, Villa Magna is a truly unique, breathtaking villa in the heart of the Tuscan countryside.

Built in 1800 as the country residence of the local noble family, this typical Tuscan villa is full of traditional character, with the original structures, terracotta floors and wooden ceiling beams beautifully maintained! A recent restoration has brought a charming wave of elegant, modern furniture to fuse beautifully with the nineteenth century style. Across a large dining room, the stunning kitchen and the hugely spacious living rooms, you will find an attractive array of high-quality furniture. There are ten sumptuous bedrooms, each with fabulous en-suite facilities.

All ten rooms are intricately decorated to keep with the elegant style of the original villa, with ornate bed frames and eye-catching attention to detail. A wine cellar completes the interior offerings, where you can select a new wine each evening to get a taste of the local produce!

In the extensive grounds you can enjoy many a stroll among the beautifully kept flower beds and manicured lawns, with acres of green space distributed across the many terraces! There's even an olive grove! Of course, the private pool, surrounded by sun loungers and parasols, with a vast gazebo to one side, is the highlight for many – providing a perfectly huge social space for all the group to keep cool in the heat of the Tuscan sun!

You will also find a well-equipped, air-conditioned gym, a small chapel and a private relaxing Turkish bath in the grounds, for your exclusive use. All of these sublime facilities sit majestically upon the backdrop of the exquisite Tuscan countryside.

Perched atop a small hill in the countryside, Villa Magna enjoys sublime panoramic views of the vibrant countryside and Volterra on the horizon. Within just a few minutes' drive you can enjoy the delights of the ancient and small village, including several restaurants, while just a little further afield you will find many of Italy's most beautiful towns and cities, including Siena and Florence! Famous for its production of wine, olive oil and jams, the region of Tuscany has so much to offer our guests – all of which are produced on the farm itself!

## Facilities

Weddings • Cycling • Tennis Nearby • Golf Nearby • Air-Con • Wine Tasting • Horse Riding • Private Pool • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Special Offer • Has Discount • Great Value • Ideal for Teens • Cots (Cribs) • Maid Service Available • Chapel on Site • All Bedrooms En-Suite • Ground Floor Bed & Bath • <1hr to Airport • Wi-



Fi/Internet • Rural Location • Outstanding Landscapes • Tourist Towns & Villages • Indoor Games • DVD • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Transfers Available • Breakfast Available • Board games • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa (700m2)

Villa Magna is a rustic farmhouse set in the stunning Tuscan countryside. Villa boasts 10 bedrooms and 12 bathrooms and can accommodate up to 20 guests.

### Ground floor

- Entrance hall
- Dining room with a vast table
- Fully equipped kitchen with large fireplace and dining table
- Living area with two sections and plenty of chairs and sofas
- Small pantry
- Double bedroom with en-suite bathroom with shower and WC
- Bathroom with shower and WC

### First floor

- Four double bedrooms with en-suite bathroom with showers and WCs
- Double bedroom
- Bathroom with shower and WC

### Second floor

- Four double bedrooms with air-conditioning, en-suite bathrooms with showers and WCs
- Double bedroom with air-conditioning
- Bathroom with shower and WC

## Outside Grounds (10,000m2)

- Swimming pool (14m x 7m, max. depth: 1.5m) open approximately mid-May to mid-October.
- Garden and park with extensive olive groves
- Sun loungers and deckchairs
- Poolside gazebo in a panoramic position with tables and chairs
- BBQ
- Parking

## Facilities

- Wi-Fi
- Air-conditioning (in 5 bedrooms only)
- Satellite TV
- Board games



## Location & Local Information

Nestled among a myriad of beautiful, medieval villages in the tranquil and undisturbed natural environment and unforgettable landscapes of Volterra, Villa Magna is the dream-home for nature lovers. And while you will feel utterly isolated and at one with the natural world, in fact the closest town of Volterra is within a 10-minute drive, giving you all the convenience of central location!

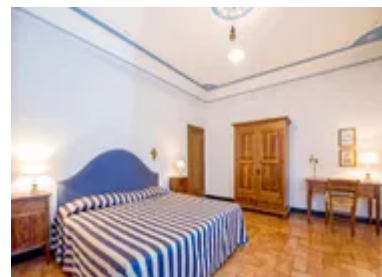
The home is just a short drive from both tennis and golf facilities, with the opulent Castelfalfi club, with the largest course in Tuscany, within just 20 miles of the villa! So, whether you're aiming to be professional or are yet to try your hand at this thoroughly relaxing sport, now is the perfect opportunity to indulge, in the luscious surroundings of vineyards and cypress trees, where you may even encounter a little of the local wildlife, including pheasants and hares!

This incredible villa is perfectly located to both visit the famous art cities, with Siena, a UNESCO World Heritage site, about an hour's drive away, or Florence a little further afield, ideal for a day trip, and for enjoying the tranquil calm of the Tuscan countryside.

In the area you will find plenty of opportunities for wine tasting, as a world-famous wine (and olive oil!) producing region, celebrated by Verdi, Michelangelo and many others. Within 20 miles are both Montaione and San Gimignano towns, and it is less than 50 miles to all the magnificent wonders of Lucca, Pisa, Florence and Siena!

## Local Amenities

Nearest Airport	<b>Pisa (66km)</b>
Nearest Airport	<b>Florence (72km)</b>
Nearest Village	<b>Volterra (6km)</b>
Nearest Town/City	<b>Volterra (6km)</b>
Nearest Restaurant	<b>Volterra (6km)</b>
Nearest Supermarket	<b>Volterra (6km)</b>



## What we love

- The fusion of traditional charm and modern comforts creates an air of elegance and history throughout this villa!
- The incredibly social design of the villa allows for everyone to gather in a luxurious setting for fun and laughter, to create some beautiful memories together.
- A buffet breakfast can be served each morning, inside or out, so you can start each day the right way!
- The sights and sounds of the incredible Tuscan hills, vineyards and olive groves permeate the villa, providing a perfect soundtrack and backdrop to your ideal rural retreat

## What you should know...

- Up to three extra beds are available to accommodate additional guests, subject to an extra fee.
- Due to the fairly remote location, we recommend hiring a car throughout your stay.
- Please note that air-conditioning is featured in the 5 second floor bedrooms only.
- 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:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. to 6.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Extra cost payable locally and based on consumption.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **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 available at an extra cost, payable locally. 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. All other changeover days on request.
- **End of stay cleaning available?:** Extra €600, payable locally. This is for a standard changeover clean. 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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost payable locally and based on consumption.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** On request €7,00/each.
- **Pool opening dates?:** The pool is open approximately mid-May 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.