

# Villa Dei Cedri

**Region:** Tuscany **Sleeps:** 12

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## Overview

Perched upon a small hill in the endlessly undulating terrain of rural Tuscany, Villa Dei Cedri offers luxury accommodation for 12 guests in this breathtakingly scenic landscape.

A traditional country home, restored with passion and care, this villa is a truly unique holiday place. On the ground floor, there is a large lounge and kitchen and a dining area, with each elegant room containing a variety of beautiful furniture crafted by local artisans and demonstrating the meticulous attention to detail of the restoration.

The living room is the pure heart of the home, with endless space for everyone to gather together in comfort and class, while the kitchen is the perfect place for some quality time trying your hand at preparing the local cuisine! You are free to select your favourite bottle from the wine cellar each day and if you'd rather not cook, our onsite chef will be happy to offer you an authentic taste of authentic Tuscan gastronomy.

On the ground floor, there is the first of the six bedrooms, with a double bed, an en-suite bathroom and a fully wheelchair-accessible bathroom separately.

Four more doubles and one twin are located on the first floor, where they are lovingly decorated and equipped with all kinds of delicate and pleasing materials, carefully selected and carved by the skillful hands of local craftsmen to ensure total style, elegance and comfort.

Each bedroom has an accompanying bathroom, with complimentary toiletries and a hairdryer in each and typical mosaic décor to complement the beautiful fittings.



The extensive, fenced grounds offer panoramic views over the delightful natural surroundings and an unparalleled list of facilities! For the kids (and big kids!) there is a ping pong table, small football pitch, play area and variety of children's games, as well as a gym, with an optional personal trainer, where you can blow off a little steam!

In the majestic private swimming pool, you will find a whirlpool bath, ideal for children and enjoying a little hydro-massage as you admire the view! For a quiet few hours, stroll among the vegetable garden, chicken coop and your private fishing lake, and in the afternoon get the wood-burning oven and the barbeque going! With a furnished gazebo for alfresco meals, you can enjoy dining in the fresh air to your heart's content!

The beautifully remote location offers guests the utmost privacy, as well as a thoroughly tranquil atmosphere. It is of course not surprising that many have chosen Villa Dei Cedri as their wedding destination, with the views and facilities of a truly luxurious home.

The nearby towns and cities offer guests a little of everything, with UNESCO World Heritage Sites, world-famous vineyards and endless active pursuits all on your doorstep!

## Facilities

Go-Karting • Horse Riding • Walking/Hiking Paths • Romantic • Wi-Fi/Internet • Golf Nearby • Fishing • Chef/Cook Available • Rural Location • Gym/Fitness Room • Private Pool • Maid Service Available • Pre-Stocked Fridge Available • Cooking Classes Available • Breakfast Available • <1hr to Airport • Wine Cellar • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Villa dei Cedri is one of the most enticing Tuscany villas, situated upon a spectacular hill, surrounded by a delightful landscape of pure nature, ready to welcome you for a luxury stay full of charm. There are 6 bedrooms and 6 bathrooms and that can accommodate up to 12 guests.

## Interior

- Four double bedrooms with en-suite bathroom
- Twin bedroom with en-suite bathroom
- Double bedroom
- Guest bathroom
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area

## Exterior

- Swimming pool
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- Jacuzzi
- Private parking

## Facilities

- Floor cooling





# Location & Local Information

Nestled among picturesque medieval villages in the tranquil and undisturbed natural environment and extraordinary landscapes of Volterra, Villa Dei Cedri is the perfect villa for any food, wine or nature-lover. While you will feel utterly isolated and at one with the natural world, in fact, the closest town of Iona is within a 5-minute drive.

The home is just 3 miles from both tennis and golf facilities, with Castelfalfi club, the most extensive course in the whole of Tuscany, within sight of the villa! So, whether you're aiming to be professional or are yet to try your hand at this thoroughly relaxing sport, as an exclusive guest of the club, 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 ideally 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 12 miles are both Montaione and San Gimignano towns, and it is less than 50 miles to Lucca, Pisa, Florence and Siena!

On-site, you will also find a little fishing lake, great for a peaceful few hours at one with nature, and by arrangement, in nearby Marina di Cecina, you can take a fantastic morning out, experiencing authentic sea fishing! Just 15 miles away you will also find the possibility to go horseback riding.

## Local Amenities

Nearest Airport	Florence (50km)
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Nearest Airport 2	<b>Pisa (60km)</b>
Nearest Village	<b>Gambassi Terme (6km)</b>
Nearest Town/City	<b>Florence (54km)</b>
Nearest Restaurant	<b>Restaurants &amp; Shops (4km)</b>
Nearest Beach	<b>(66km)</b>
Nearest Golf	<b>Golf Course (15km)</b>

## What we love

- The huge private pool, complete with a Jacuzzi, enjoys magnificent views of the beautiful surrounding countryside and the distant village of Iano!
- With its magnificent, ornate interiors and sublime gardens with endless facilities including ping pong, football, pool tables and so much more, Villa Dei Cedri is a popular venue for various celebrations!
- The villa is wheelchair accessible on the ground floor, with a fully wheelchair adapted bathroom
- All six stylish bedrooms, complete with an array of chestnut furniture and chestnut beams across the ceiling, ooze elegance and splendour!

## What you should know...

- The heating and the floor cooling are not included in the price
- A chef and personal trainer can be provided on request, for an extra charge
- 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
- The pool is not fenced, so children should be supervised when outdoors.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Please note home security devices may be installed at the villa, please enquire for further information.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4pm - 7pm. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10am
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** No.
- **Other Ts and Cs:** 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in high season. Flexible in mid and low season.
- **End of stay cleaning available?:** Yes. 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?:** No smoking inside the villa.
- **Minimum stay:** 7 nights in high season. 3 nights in mid and low season.
- **Heating costs included?:** Extra cost, 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 connection included.
- **Pool opening dates?:** 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: IT048027B52FK3GM6V