

Villa Ristori

Region: Tuscany **Sleeps:** 18

Overview

Set within an extensive area of private park that's nestled in the Valdichiana hills within the idyllic Tuscan countryside is 18th-century Villa Ristori. Once the home of an aristocratic family, this stunning property has been recently restored and transformed into a sumptuous holiday home that offers total peace and privacy. With medieval towns such as Lucignano within easy driving distance, you're surrounded by history at every turn.

The impressive accommodation is set over three floors, with a regal sense of grandeur throughout. Elegance and heritage are beautifully showcased in all of Villa Ristori's spacious rooms, with antique furnishings and traditional features maintaining its original character.

A choice of living spaces mean there's always a perfect place to enjoy some time alone or to socialise with loved ones. The open-plan living/dining room on the ground floor is probably where everyone will spend most of their time. Frescoed ceilings and antique paintings feature alongside comfortable sofas, a television and a dining table for 10 guests. The space also provides direct access into the rambling grounds via a beautiful ancient door.

On the first floor is a living room that's ideal for quieter times and offers stunning views over the surrounding hills. The kitchen is a fantastic space, with an ancient Tuscan fireplace, terracotta floor and vaulted brick ceiling creating a truly authentic atmosphere. It also comes fully-equipped with all the modern facilities you could need.

Nine characterful bedrooms with gorgeous views are spread over the three floors and feature a mix of double and single beds for convenience and flexibility. Most enjoy the use of a private bathroom with shower. The second floor is where you'll find three beautifully-appointed suites. Two of them have their own living areas as an additional luxurious feature.

The majestic approach to the villa is via a cypress-lined boulevard that's part of over seven hectares of fully-fenced private park, dotted with centuries-old trees. The grounds are home to several tucked-away seating and dining areas on immaculate lawns, as well as a large, private swimming pool.

With idyllic rolling countryside immediately bordering the private park that Villa Ristori sits within, you can be heading out on scenic walks in moments. The nearest village is just a five-minute drive away where you can try traditional cuisine in its many restaurants and admire its historic buildings.

For more tastes of the past, visit the towns of Arezzo and Siena, which are both within an hour's drive of the villa. Bird watching, swimming and hiking are all on offer at Lake Trasimeno Regional Park.



Facilities

Walking/Hiking Paths • Horse Riding • Historical Sites • Wine Tasting • Tennis Nearby • Golf Nearby • Cycling • Wi-Fi/Internet • Ground Floor Bed & Bath • Wellness • Coffee Machine • Villa • Washing Machine • Weddings • Cots (Cribs) • Rural Location • Chef/Cook Available • Table Tennis • Has Discount • Special Offer • Maid Service Available • Private Pool • DVD • Outdoor Ceremony • Flexible Catering Options • Allow External Caterers • No Curfew • Indoor Reception Available • Transfers Available • Children's videos/DVDs • Children's books • Playground • Swings • Bikes • Ideal for Babies & Toddlers • Ideal for Kids • Football net • Ideal for Teens • Pets on Request • Hot Tub • Dishwasher • Satellite TV • Working Fireplace/Woodburner • Heating • Ceiling Fans • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Property Licence Number: 051021CAV0013

The Villa (approx 900m2)

Ground Floor

- Open-plan living/dining room with sofas, TV, dining table for 10 guests, door to outside space
- Kitchen with fridge, oven, stove, dishwasher, coffee machine, coffee maker, kettle, juicer, ancient fireplace
- Bedroom with double bed and external private bathroom with shower
- Bedroom with two single beds, ensuite bathroom with shower, wheelchair accessible
- Bathroom
- Laundry room with washing machine

First Floor

- Living room with sofas
- Bedroom with four-poster bed, external private bathroom with shower
- Double bedroom with ensuite bathroom with shower and terrace access
- Twin bedroom (can be made double)
- Twin bedroom
- Bathroom with shower and bath tub

Second Floor

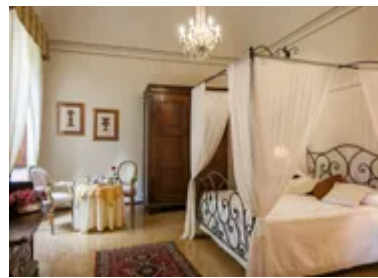
- Suite with bedroom with double bed, living area, external private bathroom with Jacuzzi tub and shower
- Suite with bedroom with double bed, study hall, en-suite bathroom with shower
- Suite with bedroom with double bed, en-suite bathroom

Outside Grounds

- Private swimming pool (15 x 5 m, depth 1.30 to 2 m), open from June to September
- Sun loungers
- Outdoor shower
- Private park with variety of Mediterranean trees
- Garden and lawn
- Covered area with dining table for 10 guests
- Pergola with dining table for 6 guests
- First-floor terrace with table and chairs for two guests, chairs, sofa and parasol
- Outdoor furniture
- Football nets
- Private parking

Facilities

- Wi-Fi
- Satellite TV



- DVD player
- Iron and ironing board

Location & Local Information

As well country walks and bike rides being on the doorstep at Villa Ristori, there are lots of nearby villages and towns to explore too. The small medieval town of Lucignano (5km) is just a short drive away. Its design is incredibly impressive, with buildings laid out in concentric circles, making it look and feel like a labyrinth. Sightseeing highlights include the Church of San Francesco and the Museo Civico with its beautiful art collection.

The town of San Giovanni d'Asso (26km) is known for its red-brick castle and the fascinating Truffle Museum that offers interactive sensory experiences. Arezzo (31km) is another lovely town that's full of history and heritage. It's especially full of religious buildings, such as a stunning cathedral and the Basilica di San Francesco.

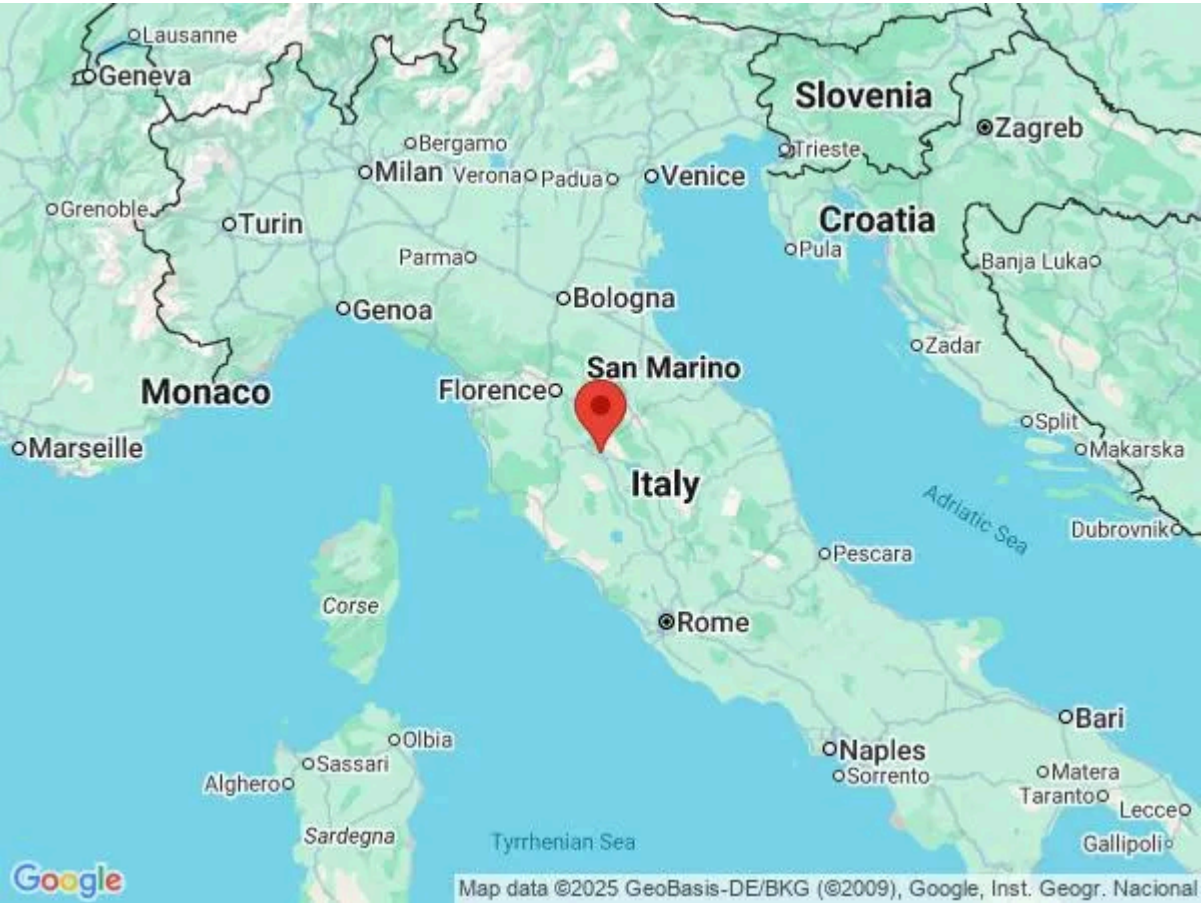
Lake Trasimeno National Park (37km) is a wonderfully idyllic place to spend a few hours, with lakes for swimming and beautiful terrain that invites long hikes. You can go on boat trips over to the islands of Isola Minore and Isola Maggiore, as well as enjoy bird watching.

Siena (50km) sits across three hills, meaning the views from this city over the surrounding countryside are simply breathtaking. Siena's beating heart is the central square of Piazza del Campo, with its beautiful architecture and medieval buildings, such as Palazzo Pubblico. Climb to the top of Torre del Mangia for the very best views of all.

Florence (92km) is just over an hour's drive away from the villa - and is well worth the extra journey time to reach. This historic city is famous for its Renaissance art and architecture, with the red-domed Cathedral of Santa Mario del Fiore being one of its most iconic sites. There's also the Uffizi Gallery to visit, along with Ponte Vecchio, Palazzo Vecchio and the Accademia Gallery; which is home to Michelangelo's David.

Local Amenities

Nearest Airport	Perugia (70km)
Nearest Airport 2	Florence (104km)
Nearest Airport 3	Pisa (172km)
Nearest Village	(500m)



Nearest Restaurant	Lucignano (5km)
Nearest Bar/Pub	Local Village (500m)
Nearest Supermarket	Lucignano (5km)
Nearest Shop	Lucignano (5km)
Nearest Ferry Port	Livorno (180km)
Nearest Train Station	Sinalunga (7km)
Nearest Golf	Golf Club di Valdichiana (9km)
Nearest Town/City	Lucignano (5km)
Nearest Tennis	Lucignano (5km)

What we love

- Villa Ristori is set within an extensive private park and surrounded by countryside
- Plenty of original historic features can still be seen throughout the villa
- The spacious accommodation offers several living areas and a first-floor terrace with stunning views
- Picturesque medieval village and towns such as Lucignano are within easy reach

What you should know...

- Some of the private bathrooms are external to the bedrooms.
- A car is highly recommended to explore the local area.

Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 5.00 - 7.00 p.m. Late check-in may be available on request, at extra cost of €100.
- **Departure time:** 9.30 a.m.
- **Energy costs included?:** Included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 will be added to the end of stay cleaning cost (payable locally).
- **Other Ts and Cs:** Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** €600, paid locally in cash at the end of your stay. 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 based on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included.
- **Pool towels included?:** Included in the rental price.
- **Pool opening dates?:** The pool is open apprixamately from June to end of 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.
- **Property Licence Number:** IT051021B4B3DU964Q.