Villa Fratini

Region: Tuscany **Sleeps:** 12

Overview

This historic and beautifully renovated villa is ideally located for day trips to Florence and Siena. Villa Fratini is surrounded by its own private gardens and picturesque Tuscan countryside but, conveniently, is just five minutes to the nearest motorway junction. The vibrant town of Terranuova Bracciolini is a short drive away, offering all the local amenities you may need during your holiday. There are two nature reserves in the Arezzo province and the beautiful River Arno is just minutes away.

Villa Fratini sleeps up to twelve guests and provides the most exquisite accommodation for large family groups or friends gathering together for a holiday or celebration. A dwelling of some sort has existed on this site since before the ancient Romans, and it has a rich history through the centuries. A discerning architect started its renovation in the 1980s, the architect owner started its renovation in 2006, culminating in the romantic holiday home enjoyed today.

The large covered entrance is a peaceful place to sit, and features a pizza oven for al fresco cooking. Once inside, the ground floor is mostly open-plan but divided into sections thanks to the original vaulted ceiling and arches. Elegant furniture and large windows provide a welcoming living and dining space, and the large kitchen features professional-quality equipment. An attractive al fresco dining terrace and veranda leads away from the kitchen, creating a space for all twelve guests to come together and dine outdoors, morning, noon and night. From here, you can explore the delightful garden, which boasts a huge number of plants, trees and fruits, including an olive grove, cypresses and figs. Your private pool is flanked by sun loungers and a terrace for soaking up the Italian sun and snoozing through the afternoon.









You'll find five bedrooms on the first floor, including three double rooms – two en-suite – and two twin rooms. All feature air conditioning and tasteful, colour-coordinated décor. The ancient lookout tower, adjoining the villa, is home to an additional twin bedroom and bathroom, making it ideal for those seeking their own space. The views from here are spectacular.

Facilities

Historical Sites • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Recommended • Horse Riding • Air-Con • Golf Nearby • Tennis Nearby • Cycling • Villa • Chef/Cook Available • Ideal for Teens • Has Discount • Has Offer • Special Offer • Cots (Cribs) • Maid Service Available • Heated Pool • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Heating • Kid-friendly excursions • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









Villa Interior

Ground Floor (170m2)

- Large loggia including comfortable seating and pizza oven
- Entrance hall leads to spacious living and dining room, divided into four sociable areas including old fireplace
- Fabulous kitchen equipped with professional-standard oven, hob, microwave, dishwasher, fridge, freezer, coffee maker and toaster. Leads out to dining terrace
- Pantry with second fridge
- Guest bathroom and shower
- Laundry room with washing machine and dryer
- Storage room with fridge

First Floor (155m2)

- Small living room with television and open fireplace
- Bedroom 1 with double bed and en-suite shower room
- Bedroom 2 with double bed and en-suite bathroom and shower over bathtub
- Bedroom 3 with double bed and adjacent bathroom including double sink and shower
- Bedroom 4 & 5 with twin beds (only one of the two can be made into a double) sharing and adjacent bathroom with shower
- Small study room with PC and printer

The Tower

- Medieval tower renovated and furnished, with twin bedroom and bathroom

Outside Grounds

- Private pool (8m x 4m, open approximately mid Mid May - Mid October). From 2025 pool will be heated at an additional cost to be requested prior to arrival.
- Sun loungers and parasols
- Outdoor shower
- Large verandah and dining terrace with barbecue
- Two hectares of lawns and gardens, featuring up to 200 plant varieties, an olive grove and fruit trees
- Hot tub (for max 4-5 people/ 2.4m x 2.8m). Available on request at least one week prior to arrival, at an extra cost.
- Electric gates and private parking
- Pizza oven
- Barbecue

Facilities

- Wi-Fi (villa and garden)
- Smart TV
- DVD player
- CD player
- Bose music speaker - portable
- Computer and printer
- Air conditioning in all bedrooms, kitchen and living room

- 2 x fireplaces
- Windows screens in all bedrooms and kitchen
- Bose music sound system
- Table tennis
- Cot and high chair (on request)

Location & Local Information

Villa Fratini lies in the heart of Tuscany and the beautiful Valdarno valley. This special area is brimming with nature reserves, wonderful towns and cities and the River Arno runs through mile after mile of stunning scenery. You're just a few minutes outside of the small town of Terranuova Bracciolini and despite being surrounded by peaceful countryside, a motorway junction for the A1 is just five minutes away. You also have a bus stop just outside the villa gates.

Terranuova Bracciolini is small medieval Florentine town, complete with old piazza, historic centre and fourteenth century churches. You'll also find mouth-watering eateries serving local dishes, including the irresistible variety of cakes, typical in the Arezzo area. Look out for baldino or gattò to complete the perfect meal.

With the incredible city of Florence just under one hour's drive north of Villa Fratini, and Arezzo about thirty minutes south, you're wonderfully situated for visiting the principal cities in this eastern part of Tuscany. Home to the iconic Duomo of Cathedral Santa Maria del Fiore and world-famous Renaissance art, you may need more than one day trip to Florence, as simply wandering the old streets is a delight in itself.

Arezzo sits on top of a hill, overlooking four valleys, and has history dating back to the Stone Age. Today, it's a vibrant place to visit with cultural landmarks including a Roman Amphitheatre, Medicean Fortress and Church of San Francesco. If your legs grow tired of sightseeing, head to Piazza Grande for a cooling drink, whilst watching the Italian world go by.

If you want to explore the countryside near Villa Fratini, the River Arno runs past Terranuova Bracciolini and up to Florence. You can enjoy the peace on a walking or cycling trail alongside the river, try paddle boarding or take a boat trip for a view of Florence from the water. The Balze Natural Protected Area (11km) extends up to Regello and is a unique landscape of eroded ravines, stone pillars and cliffs. It's so spectacular, that Michelangelo features it in more than one of his paintings, including the Mona Lisa.

Local Amenities

Nearest Airport	**Florence (60km)**
Nearest Airport 2	**Perugia (122km)**
Nearest Village	**Terranuova Bracciolini (1km)**
Nearest Town	**San Giovanni Valdarno (7km)**
Nearest City	**Arezzo (40km)**









Nearest Restaurant	**Terranuova Bracciolini (1km)**
Nearest Bar/Pub	**Terranuova Bracciolini (1km)**
Nearest Supermarket	**Terranuova Bracciolini (1km)**
Nearest Shop	**Terranuova Bracciolini (1km)**
Nearest Tennis	**(4km)**
Nearest Golf	**(15km)**

What we love

- The history associated with Villa Fratini seems to ooze from the ancient vaulted ceiling and stone archways, making the entire villa a delight to stay in
- You are just a few minutes from local amenities, shops and restaurants in Terranuova Bracciolini
- Day trips to Florence are less than an hour away and the regional capital, Arezzo, is around a 30-minute drive
- Nature lovers can explore the Valle dell'Inferno wildlife reserve, the protected Balze ravines and the River Arno

What you should know...

- A twin bedroom enjoys its own space in the ancient lookout tower. Guests are rewarded with breath-taking views of the valley.
- Quiet and non-intrusive owners live in a barn on the villa grounds with a separate entrance, they will be very happy to help.
- Please be aware that this is a two-storey villa and the garden slopes downhill to the olive groves and fruit trees, please take care and supervise children.
- Although the town and local amenities are just a few minutes away, a car is recommended to explore the local area further.

Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 5.00 p.m - 7.30 p.m (late arrivals until 10.30pm are possible on request only and are subject to extra charges).

- **Departure time:** 9.30 a.m

- **Energy costs included?:** Yes.

- **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. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday. All other days on request.

- **End of stay cleaning:** Mandatory extra €400, payable locally. 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.

- **Other Cleaning:** Includes approximately 3 hours of mid-week cleaning (weekly stays only).

- **Smoking Allowed?:** Outside only.

- **Other 2:** Quiet and non-intrusive owners live in a barn on the villa grounds with a separate entrance, they will be very happy to help.

- **Other 3:** Cot and high chair available on request, free of charge.

- **Minimum stay:** 5 nights in low season. 7 nights during all other periods.

- **Heating costs included?:** Extra charge, based on consumption and payable locally.

- **Pool heating charge?:** Extra €500 per week (when pool is open). Hot Tub €350 per week. To be paid locally in cash and requested at least one week prior to arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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 towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately end-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.