

Villa Cognaia

Region: Tuscany Sleeps: 10

Overview

Villa Cognaia is a handsome home with a wonderful pool and glorious gardens from which you can marvel at the magnificent views towards Arezzo. This is a great place to stay to explore this captivating part of Tuscany filled with historic villages and cities as well as beautiful landscapes.

Step inside and you'll feel the immediate warmth and welcome in this elegant home. Beautifully cared for, this villa features ornate furnishings and decadent fabrics alongside modern comfort and touches of contemporary style. Dine under the chandeliers with a picture-book view of Arezzo through the windows and then retire to the beautiful living room whilst kids play with the games in the library upstairs. Each of the five lovely bedrooms are individual in style with air-conditioning and their own private bath or shower room. Whether an extended family occasion or a group of friends coming together, there is ample space in this inviting villa.

Long, lazy days can be spent in the gardens whether relaxing on the sun-loungers by the swimming pool or playing football, badminton, table tennis... the list goes on. Dip into the swimming pool with magical views ahead of you or relax in the hot tub where you can gaze towards the majestic mountains. The poolside gazebo is also a special place where you can gather with your loved ones, cook pizzas in the wood-burning oven, drink Chianti from the Colli Aretini vineyards and listen to music or just chat on the sofas by the fire as the evening draws to a close.

Despite the rural setting, the historic city of Arezzo is just a 15-minute drive away where you can explore the beautiful lanes and stunning *piazzas* featured in Robert Begnini's famous film 'Life is Beautiful'. You are also surrounded by stunning Tuscan landscapes, enchanting medieval villages and amazing food and wine from this rich and diverse region.

A little further afield, discover the wines of Montepulciano and charming Pienza, a UNESCO World Heritage site with its amazing Renaissance architecture. Siena can also be reached in just over an hour and the incredible cities of Florence and Perugia are just a train ride away.

Whether exploring this wonderful part of Italy or simply enjoying the relaxing gardens and swimming pool, Villa Cognaia is a fine holiday home where you can experience authentic Tuscany at its best.

Facilities

Wellness • Walking/Hiking Paths • Horse Riding • Historical Sites • Wine Tasting • Tennis Nearby • Air-Con • Golf Nearby • Wi-Fi/Internet • Cycling • Private Pool • DVD • Table Tennis • Cots (Cribs) • Rural Location •



Indoor Games • Swings • Slide • Badminton • Ideal for Babies & Toddlers
• Ideal for Kids • Tennis rackets • Footballs • Ideal for Teens • Hot Tub •
Baby monitor • All Bedrooms En-Suite • Satellite TV • Outdoor Games •
Table Football • Heating • High Chair(s) • Outstanding Landscapes •
Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior

Ground Floor

- Living room with sofas, satellite TV, DVD player
- Professional kitchen, well-equipped including two dishwashers, coffee machine and doors leading to al-fresco dining veranda
- Dining room with scenic views
- Utility room with laundry facilities
- Guest toilet

First Floor

- Three double bedrooms with air-conditioning and en-suite bathrooms

Second Floor

- Double bedroom with air-conditioning and en-suite bathroom
- Triple bedroom with one double and one single bed, air-conditioning and en-suite bathroom
- Games room with library, CDs, DVDs, board games, 80s pinball machine and billiards table

Outside Grounds

- Salt-water swimming pool with sun-loungers
- Outside shower
- Poolside gazebo with sofas, wood-burning fireplace, wood-burning pizza oven, fridge and table, ice-maker, gas BBQ, TV and stereo system
- Hot-tub with hydro-massage
- Veranda with comfortable seating and Arezzo views
- Games veranda with table football and table tennis
- Three hectares of enclosed gardens and woodland

Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Heating
- Jacuzzi
- Satellite TV
- DVD player
- Billiards
- Board games and pinball machine
- Library
- Table tennis
- Table football
- Tennis/badminton rackets and balls
- Playhouse, swing and slide
- Hammock
- Safe
- Hairdryers
- Washing machine and dryer
- Children's toys



Location & Local Information

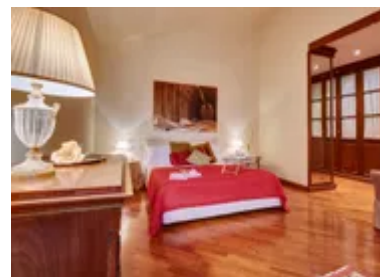
Set on a hill with breathtaking views towards Arezzo, surrounded by three hectares of gardens and woodland, Villa Cognaia enjoys an enviable location in eastern Tuscany near some of the region's most beautiful landscapes and villages.

The stunning city of Arezzo (6km) is just a 15-minute drive away with its amazing historic centre and wonderful restaurants. Start at Piazza Grande, surrounded by palaces and towers, where an antiques market is hosted on the first Sunday of each month and you may even be fortunate enough to watch re-enactments of medieval jousting in June or September. Explore the town's amazing churches, its handsome Duomo and admire the frescoes of Renaissance artist Piero della Francesca in the Basilica di San Francesco. Discover authentic osterias and wine bars or dine in more upmarket restaurants and enjoy traditional regional fare such as pappa al pomodoro, porchetta and truffles served with good wine from the Chianti Colli Aretini vineyards.

Near the border of Tuscany, Umbria and Marche and surrounded by various valleys, the Arezzo region is full of diverse natural landscapes, enchanting villages and amazing food and wine. Start by heading to the Casentino valley where there are some wonderful hikes through the dense woodland or you can visit some of the fascinating medieval castles of this area.

The beautiful natural landscapes of Val Tiberina are also waiting to be discovered where you can seek out ancient monasteries and churches or visit the famous villages of Sansepolcro (38km) and Caprese Michelangelo (40km, the birthplace of Michelangelo).

Finally, the Val di Chiana, with its Etruscan tombs and sublime walking and cycling trails, also has many idyllic villages to discover such as Civitella (20km), Monte San Savino (25km) and Gargonza (32km). One of the most famous towns here is wonderful Cortona (37km), set on a hilltop and made famous by the film 'Under the Tuscan



Sun’.

A little further afield, some of Tuscany's most famous towns can easily be reached such as the famous wine-town of Montepulciano (55km) with its amazing vino nobile and charming Pienza (60km), a UNESCO World Heritage Site with its Renaissance architecture and wonderful Pecorino cheese! Siena (74km) can also be reached in just over an hour for a memorable day trip in this incredible city.

There’s also a train station in Arezzo where you can catch the train to Florence, taking around 45 minutes or Perugia in just over an hour. Both cities are full of art, history and fine cuisine and awe-inspiring places to visit.

Local Amenities

Nearest Airport	Perugia (92km)
Nearest Airport 2	Florence (100km)
Nearest Airport 3	Pisa (160km)
Nearest Train Station	Arezzo (6km)
Nearest Town/City	Arezzo (6km)
Nearest Restaurant	(2km)
Nearest Supermarket	(2.5km)
Nearest Golf	(30km)
Nearest Tennis	(1km)

What we love

- Enjoy spectacular views of Arezzo and the surrounding Tuscan countryside
- The poolside gazebo is something special with its wood-burning pizza oven and fire, large wooden table, sofas and music system
- Despite it's rural setting, the beautiful city of Arezzo is just a 15-minute drive away
- Take the train to Florence or Perugia for a spectacular day out

What you should know...

- Only the bedrooms feature air-conditioning

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 9.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, including pool towels.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Only the bedrooms feature air-conditioning. A baby monitor, highchair and cot are available on request.
- **Changeover day:** Saturday.
- **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?:** Outside only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Not included, heating and air conditioning costs charged upon consumption (paid locally).
- **Internet access?:** Wi-Fi internet access included.
- **Property Licence Number:** CIR: 051002LTN0064 CIN: IT051002C24DGZTNUS