

# Dimora Della Nobildonna

**Region:** Tuscany   **Sleeps:** 12

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## Overview

In the Chianti countryside with incredible views as far as San Gimignano, this elegant villa in Tuscany will enchant you with its beautiful setting, idyllic gardens, inviting swimming pool and rich heritage, within easy reach of both Florence and Siena. Part of a magnificent estate, the origins of Dimora Della Nobildonna date as far back as the early 1200s – indeed, one of the five bedrooms is part of the 13th century tower with its very own roof terrace overlooking those breathtaking vistas. It then became a hunting lodge in later years before being completely renovated into the wonderful villa it is today – no wonder Julia Roberts fell in love with it when she was one of the first ever guests to stay here.

Having been in the same family for over 150 years, you will be warmly welcomed at Dimora Della Nobildonna whether you are seeking a special holiday with family and friends or hosting your dream wedding in Tuscany. The attentive staff are on hand to help you in any way they can as well as provide daily maid service and a delicious continental breakfast. Other services that can be arranged include cooking, shopping, bike hire, cookery lessons, excursions and so much more.

Soak up the ambience of this noble Italian mansion as you admire the terracotta flooring, beamed ceilings, grand fireplaces, hunting trophies and works of art. Each of the six bedrooms has its own en suite or private bathroom including three jacuzzi baths whilst the double bedroom named after Julia Roberts has a romantic balcony.

Outside, the limonaia lounge is an ideal spot for an early evening aperitivo as younger guests play table football or make the most of the stunning gardens as you relax beneath the awnings on the shaded terrace. Steps lead down to the gracious swimming pool with yet more panoramic views of typical Tuscan landscapes.

Indeed, you are surrounded by the estate's own vineyards, olive trees and fields growing a variety of crops from wheat to summer sunflowers. Make sure you purchase some of the wine, olive oil and honey produced across the 120-hectare working farm.

There is a restaurant-bar just a short walk away where you can enjoy lunch or late afternoon drinks with more exceptional vistas whilst the nearest village, dating back to the middle ages, is a bustling hive of activity with restaurants, shops and a weekly market on a Saturday morning. There is also a train station in the village – visiting Florence or Siena by train is a great way to travel!

Hire bikes to explore the estate and beyond, arrange a horse-riding excursion or you can even admire the captivating Tuscany scenery by hot air balloon. Appreciate the charm of picture-perfect hilltop villages from San Miniato to San Gimignano and spend time pottering around historic towns including Montespertoli, Certaldo and Empoli. Golf is another popular pursuit



whilst keen art lovers and historians can organise guided excursions to some of Italy's finest galleries and museums in Florence and beyond

## Facilities

Chef/Cook Available • Special Offer • Has Discount • Weddings • Villa • Table Tennis • Rural Location • Indoor Games • Cots (Cribs) • Maid Service Included • Air-Con • Wi-Fi/Internet • Chapel on Site • Heritage Collection • Nearby Church/Chapel • Pre-Stocked Fridge Available • Cooking Classes Available • Breakfast Included • Butler Available • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens • <1hr to Airport • Dishwasher • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Table Football • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • High Chair(s) • Parking Space • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Hunting room with fireplace
- Living room and library with fireplace
- Kitchen, well-equipped including fridge-freezer, kettle, Nespresso machine, toaster, microwave and blender
- Dining room with French windows leading to courtyard
- Guest WC
- Bedroom with double bed and en suite bathroom with jacuzzi bath

### First Floor

- Bedroom with double bed and en suite bathroom with jacuzzi bath and shower
- Bedroom with twin beds and en suite bathroom with shower and bath
- Bedroom with twin beds and en suite bathroom with shower
- Bedroom with double bed and balcony. Private bathroom with jacuzzi bath and shower
- Laundry room (staff use only)

### Annexe Tower (independent access)

- Ground floor living room
- First floor bedroom with double bed and bathroom with shower
- Roof terrace

### Limonaia

- Lounge/games room with table football and games
- Roof terrace with countryside views

### Outside Grounds

- Swimming pool (10x5m) within walled terrace, open approximately mid-April to end-September
- Poolside sun beds and covered loggia
- Al-fresco dining and relaxation areas
- Barbecue
- Garden with terraced levels and Tuscan countryside views
- Consecrated chapel
- Parking

### Additional Facilities

- Wi-Fi
- Air-conditioning
- Board games
- Safe (each bedroom)
- Ironing facilities





# Location & Local Information

On a hilltop in the Chianti region of Tuscany, a perfect setting for visiting Florence, Siena, San Gimignano and other gems of this captivating region, Dimora Della Nobildonna is in a vast estate of vineyards, olive groves and farmland. You will have the opportunity to purchase some of the delicious products made on the estate including wine, olive oil and honey. Once a hunting home, it is part of the Azienda Faunistica Venatoria di Oliveto

with wild hare, pheasants and roe deer roaming across the estate. There are also some great trekking and biking trails – bike hire can be arranged.

Reached via an unpaved road (around 1.3km), the views of the surrounding Tuscan landscapes are magnificent. In a nearby hamlet there is a restaurant-bar (lunch and aperitivi) within walking distance whilst a traditional bustling Tuscan village, dating back to the middle ages, is just a 4.5km drive away. Here you will find a variety of shops and restaurants, a Saturday morning market as well as a train station with regular departures to Florence (around 30 to 45 minutes by train) and Siena (around 40 minutes by train).

Nearby villages and towns include Montespertoli (7km), charming Certaldo (13km) and the historic town of Empoli (17km) by the Arno River, all fantastic places to visit for their heritage, charm, inviting restaurants and weekly markets.

Heading south, the iconic Tuscan village of San Gimignano (25km) is just over half an hour away – head there early to beat the tourist crowds, whilst the picture-perfect hilltop village of San Miniato (22km) is also easily reached. The villa’s staff can help you arrange horse-riding excursions, hot-air balloon rides and a variety of wine tasting opportunities across this part of Tuscany

and beyond. Furthermore, tour guides can be arranged for your trips to Florence, Pisa and/or Siena and staff can help pre-book tickets for the Uffizi, Accademia and other major tourist sites. Meanwhile, golf-lovers can tee off at Castelfalfi Golf Club (27km) or Circolo Golf dell'Ugolino (42km), just south of Florence.



## Local Amenities

Nearest Airport	<b>Florence Airport (39km)</b>
Nearest Airport 2	<b>Pisa Airport (66km)</b>
Nearest Bar/Pub	<b>Castelfiorentino (5km)</b>
Nearest City	<b>Florence (53km)</b>
Nearest Golf	<b>Montelupo Golf Club (24km)</b>



Nearest Restaurant	Castelfiorentino (5km)
Nearest Supermarket	Coop (6km)
Nearest Town	Castelfiorentino (5km)
Nearest Train Station	Castelfiorentino (5km)

## What we love

- Follow the footsteps of Julia Roberts who loved her stay at this historic Tuscan villa – the double bedroom with a balcony and jacuzzi bath has been named after her.
- Gaze at iconic views of Tuscan landscapes from the beautiful gardens, terraces and swimming pool.
- As well as enjoying complimentary breakfast each morning, you can purchase the delicious wine, olive oil and honey produced on the vast estate.
- It's also an idyllic wedding venue with its own consecrated chapel dating back to the 13th century.
- The local village's railway station has regular departures to Florence (30 minutes) and Siena (40 minutes).

## What you should know...

- The villa sleeps a maximum of 12 guests (including no more than four children under the age of 12) across six bedrooms (five in the main part of the villa, one in the tower).
- The owners kindly ask all guests to be mindful of the historic surroundings and be especially respectful of the pieces of antique furnishings.
- Please note the 1.2km long access road leading to the estate is unpaved.
- The villa's major cooking appliances, dishwasher and washing machine are for use by villa staff only and can only be used by guests with prior agreement.
- The pool is not fenced, so children should be supervised when outdoors.

# Terms & Conditions

- **Security deposit:** €800 charged to client's credit card by the owner upon arrival (or can be given to the owner by cheque/cash) and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** By 9.30 a.m.
- **Energy costs included?:** Yes, up to 300kW - after this there is a charge of €0.70 per unit (2023)/ €0.90 per unit (2024), payable locally.
- **Linen & towels included?:** Yes, changed once per week for stays of more than 7 nights.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. 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?:** Yes and 3 hours daily cleaning also included. 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.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** No, extra charge of €5.50 per unit used for the duration of your stay and for the two days leading up to your stay.
- **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 internet access included.
- **Pool towels included?:** Yes, changed once per week for stays of more than 7 nights.
- **Pool opening dates?:** The pool is open approximately mid-April to end-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.
- **Stag & Hen Do Allowed? :** Weddings are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties and other special events are not allowed.
- **Property Licence Number:** CIN: IT048010B4D57CAYZP