

# Casa Spino

**Region:** Tuscany   **Sleeps:** 12

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## Overview

Located just 14km from Florence among unspoilt hills of the Valdarno Valley, this villa in Tuscany is ideal for those looking to enjoy more space and privacy while on holiday together.

The restored, traditional country home is separated into two wings and a Casetta - each containing two bedrooms and bathrooms, their own living and dining spaces, and a kitchen.

The East Wing is open and inviting, with a sitting room and dining for six. Of the two bedrooms, one provides a charming view of the old mill tower. The South Wing overlooks the picturesque Valdarno Valley and includes a cozy library and an impressive kitchen featuring an original bread oven. Both bedrooms boast views of either the courtyard or Valdarno Mountains.

In the courtyard facing the olive grove, the Casetta will delight with its sunny terrace, original Florentine features, and fireplace. The two bedrooms are warmly welcoming, including a double room with terrace access. With this unique layout, each person can spread out to do his or her own thing, then meet for alfresco dinners or dips in the pool.

There's something for everyone in Florence, and the famous city is easy to access with the bus connection nearby.



## Facilities

Washing Machine • Villa • Coffee Machine • Tennis Nearby • Wi-Fi/Internet • Golf Nearby • Air-Con • Walking/Hiking Paths • Maid Service Available • Great Value • Cots (Cribs) • Private Pool • Chef/Cook Available • Pre-Stocked Fridge Available • Transfers Available • Babysitting Available • On-Site Concierge • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Microwave • Satellite TV • Heating • High Chair(s)

# Interior & Grounds

- 1) Main villa only (8-person price - on request only in high season)
- 2) Main villa and annexe (12-person price)

## Main Villa Interiors

### *East Wing (spread over two floors)*

- Living and dining rooms
- Laundry room
- 2 x Bathrooms
- Bedroom with double bed
- Bedroom with twin beds

### *South Wing (spread over two floors)*

- Living room with sofa bed
- Dining room
- Kitchen
- Bedroom with double bed
- Bedroom with twin beds
- 2 x Bathrooms

## Annexe Interiors (spread over two floors)

- Living room with fireplace
- Kitchen with direct access to the garden
- Bedroom with double bed
- Bedroom with twin beds
- 2 x Bathrooms

## Outside Grounds

- Heated swimming pool (6m x 12m, depth 1,20 m to 2,8 m), open approximately April to end-October
- Courtyard
- Garden surrounded by an olive grove
- Barbecue

## Facilities

- Air conditioning in the bedrooms and in the living room
- Washing machine
- Coffee machine



# Location & Local Information

On the Val d'Arno hills, only 14 km from Florence in the direction of Arezzo, is the charming Casa Spino in an untouched corner of Tuscany. It is on border of San Donato in Collina. There is a regular bus connection to the old town of Florence.

The villa rests in the centre of a network of well-connected art and cultural sites. It is surrounded by olive plantations, vineyards and forests and is an ideal place for a restful and cultural holiday.

## Local Amenities

Nearest Airport	Florence (33 km)
Nearest Airport 2	Pisa (100 km)
Nearest Village	(400 m)
Nearest Town/City	Florence (14 km)
Nearest Restaurant	(450 m)
Nearest Bar/Pub	(450 m)
Nearest Supermarket	(400 m)
Nearest Shop	Florence (18 km)





## What we love

- The pool and terrace of this villa in Tuscany are the best places to eat and watch sunsets during warm evenings, with the kitchen conveniently nearby
- The garden and countryside views are stunning!

## What you should know...

- The entrance to Casa Spino is located directly on a main busy country road leading to the local village. Please take care and supervise children around the entrance and road.
- Although the village is nearby, a car is highly recommended to access the local area.
- Please note the local village is small and shops can be closed in certain periods. Please enquire for more information.
- The 8-person price is based on rental of the main villa only. The 12-person price includes the main villa and annexe. Please note that in the summer the whole property must be rented.
- The pool is approximately 40 steps from the villa, so may not be suited to those with mobility issues.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand
- Air conditioning is featured in the bedrooms and in the living room only.

# Terms & Conditions

- **Security deposit:** €500 (8 guests) or €700 (12 guests) paid in cash to the owner upon arrival or charged on client's credit card by the owner and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Other Ts and Cs:** Air conditioning in the bedrooms and in the living room only. Cots and high chairs available on request free of charge. The 8-person price is based on rental of the main villa only. The 12-person price includes the main villa and annexe. 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 from mid-June to end-August. Flexible during all other periods.
- **End of stay cleaning available?:** No, €160 per week (8 people), €240 per week (12 people), payable locally. 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 from mid-June to end-August. 3 nights during all other periods.
- **Pool heating charge?:** Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Internet access?:** Wi-Fi connection included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to end-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.
- **Property Licence Number:** CIN: IT048036B9HMTCAKPI