

# Casa Chieto

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Nicely situated outside the medieval village of Cetona, within a 5,000 sqm park boasting panoramic views of the rolling countryside, this grandiose villa in Tuscany is an ideal retreat for a large group holiday.

With ten bedrooms spread across three levels (including a double bedroom in the Rapunzel-style tower), and many communal spaces and cosy sitting areas, this thoughtfully restored farmhouse makes it easy for everyone to feel at home and maintain privacy while on holiday together. Six of the bedrooms include en suite bathrooms, as well as great views overlooking the vast estate.

Family-style meals are made with ease in the fully equipped kitchen and kitchenette, and enjoyed at the expansive dining table with room for the whole group. Or, choose an open-air dining experience on the terrace paired with breathtaking sunsets. Unwind by the pool on warm days, then close the day with a nightcap inside by the fireplace.

While there is much to explore close by, including important Etruscan archaeological sites, guests will also be within close reach of many other historic towns, provinces, cultural attractions, and the famous Chianti wine region. While planning your itinerary, grab a pint at Bar Cavour in the Piazza Garibaldi.

## Facilities

Horse Riding • Ideal for Kids • Ideal for Parties • Walking/Hiking Paths • Private Pool • Wine Tasting • Recommended • Fishing • Air-Con • Golf Nearby • Historical Sites • Tennis Nearby • Cycling • Weddings • Bookable For 2027 • Maid Service Available • Great Value • Marquee Hire Permitted • Ideal for Teens • Has Discount • Special Offer • Cots (Cribs) • Chef/Cook Available • Pets on Request • Outdoor Ceremony • Ground Floor Bed & Bath • Parking Space • Allow Ceremonial Fire • Wi-Fi/Internet



- Allow Fireworks • BBQ • Washing Machine • Indoor Reception Available
- Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities •
- Tourist Towns & Villages • Microwave • Safety Deposit Box • Satellite TV •
- Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available •
- Cooking Classes Available • Yoga Classes Available • Wine-Tasting
- Available • Transfers Available • On-Site Concierge • Ideal for Babies &
- Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interior

### Ground floor

- Large living room (about 80 sqm) with fireplace
- Fully equipped semi-professional kitchen
- Suite 1: two double bedrooms, twin bedroom, 2 bathrooms, living area and kitchen
- Suite 2: double bedroom, bathroom, living area and kitchen

### First floor (accessible via an external staircase)

- Suite 3: double bedroom, bathroom, living room and kitchenette (continuing on the second floor)
- Suite 4: double bedroom, bathroom, living room and kitchenette
- Suite 5: double bedroom, 2 bathrooms, living room and kitchenette, twin bedroom
- Suite 6: double bedroom, bathroom, living room and kitchenette

### Second floor (via spiral staircase)

- Suite 3: double bedroom and bathroom

## Outside grounds

- Swimming pool (14x7m), open approximately from end-April to beginning of October
- Parasols and sun loungers
- Garden
- Alfresco dining area
- BBQ

## Facilities

- TV
- Wi-Fi
- Safety deposit box
- Washing machine
- Hairdryer in each bathroom
- Iron and ironing board
- Air conditioning





# Location & Local Information

Casa Chieto is located just outside the little medieval town of Cetona, situated upon a hilltop among the slopes of Mount Cetona.

A holiday in Cetona usually means rest and tranquility in a picturesque landscape - but there's a lot to keep you occupied in and around the immediate area! Only a short drive away, art lovers will find some of the most exceptional galleries and museums in the world.

In the nearby towns of Chiusi, Montepulciano, Pienza, Cortona, Perugia, Arezzo, Orvieto and Siena, history has left treasures from the time of Etruscans to the Renaissance. And don't forget that from Cetona you can easily reach Florence and Rome!

Hikers, horse riders, cyclists and nature lovers will find foot-paths and country roads that wind through hillsides and vineyards where they will discover hidden corners and breathtaking views. If it's sports you're after there are ample facilities in Cetona and surroundings.

Nearby, Trasimeno Lake offers a variety of water sports. At San Casciano, Bagno Vignoni and San Filippo you can take thermic baths in the natural hot water springs.

On the cultural side, every summer Cetona hosts a number of conferences and seminars in archaeology, medicine and art as well as organizing exhibitions of local handicrafts and artists.

## Nearby Amenities

- Shops, restaurants, post-office, bank and chemists in Certona: 4 km
- Horse-riding: 3 km
- Tennis: 4 km
- Golf: 30 km
- Thermal baths with hot springs and Swimming Pool in San Casciano dei Bagni: 10 km
- Thermes of Chianciano, Mud baths at Montepulciano: 20 km
- Montepulciano, Pienza, Chiusi, Siena, Cortona, Arezzo, Città della Pieve, Orvieto, Perugia, Trasimeno Lake: 20-60 minutes.
- Florence: 130 km
- Rome: 150 km.

## Local Amenities

Nearest Airport	Perugia (68 km)
Nearest Airport 2	Florence (145 km)
Nearest Village	Cetona (4 km)



Nearest Town/City	Orvieto (50 km)
Nearest Restaurant	Cetona (4 km)
Nearest Bar/Pub	Cetona (4 km)
Nearest Supermarket	Cetona (4 km)
Nearest Shop	Cetona (4 km)

## What we love

- Casa Chieto is located just outside the little medieval town of Cetona, situated upon a hilltop among the slopes of Mount Cetona.
- The ancient lookout tower converted into a modern day suite!
- The villa's location in Cetona provides a great base from which to explore neighboring towns like Pienza, Montepulciano, Montalcino and Cortona

## What you should know...

- The first floor of the villa is accessed by an external staircase
- There's a fireplace in each living room of each apartment of the villa
- Due to the different levels of the property, the villa may not be suitable for those with mobility issues.
- A car is recommended to explore the local area.
- Please note: some parts of the garden are uneven. Extra care should be taken with children and toddlers.
- Please note: the villa is accessed via a narrow, steep, rocky road off the main road, which may not be suitable for low vehicle.

# Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner or by credit card upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 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 10 am.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Mid-week towels change for weekly stay
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per week will apply (payable locally).
- **Other Ts and Cs:** Weddings and celebrations are permitted on request. Please note stag/hen parties are not allowed.<br> An extra bed or sofa bed can be provided on request for a maximum of 6 extra guests, at an additional cost of €140 per person per week. Please enquire with us for full details.<br> Cot and highchair can be provided and they are subject to an extra cost, €70 per baby per week, payable locally.<br> Fans are available on request.<br> 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.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.,<br> Please note home security devices may be installed at the villa, please enquire for further information.<br>
- **Changeover day:** Flexible until end-September(in 2025), and again from mid-October onwards. Saturday during all other periods.
- **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.
- **Minimum stay:** 3 nights during low season. 7 nights during other periods.
- **Heating costs included?:** Extra cost, 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?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to 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.