Villa Bello

Region: Tuscany **Sleeps:** 20

Overview

Villa Bello is a charming stone farmhouse surrounded by the rolling hills of southern Tuscany, offering beautiful countryside views and plenty of space for family and friends to enjoy a holiday together. Arranged as four independent apartments, three on the ground floor and one upstairs, the villa combines the privacy of separate accommodation with generous communal areas where everyone can gather. Traditional terracotta floors, exposed wooden beams and impressive fireplaces bring warmth and authentic Tuscan character to the interiors.

Across the apartments, ten bedrooms, including eight doubles and two twins, accommodate up to twenty guests, with seven bathrooms in total. Each apartment has its own living space and cooking facilities, while the first-floor apartment provides a wonderful setting for spending time together. Here, a spacious lounge with fireplace leads to an adjoining dining room and fully equipped kitchen, making it easy for the whole group to cook, dine and relax together. Air-conditioning in all bedrooms offers welcome comfort during the warmer months.

Outside, Villa Bello is surrounded by a beautiful private park, where mature trees provide welcome shade for leisurely lunches and afternoons spent admiring the panoramic views. Two furnished covered loggias on the ground floor offer sheltered places to unwind outdoors, while an additional covered terrace upstairs enjoys wonderful views across the Tuscan countryside. The private swimming pool, complete with sun loungers and parasols, is another inviting spot to relax in the sunshine.

Just 4 km from the medieval town of Cetona, Villa Bello is ideally placed for exploring the historic towns, vineyards and picturesque landscapes of Tuscany and neighbouring









Umbria, with Montepulciano, Pienza and Lake Trasimeno all within reach for memorable days out.

Facilities

Air-Con • Villa • Ideal for Parties • Weddings • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Fishing • Golf Nearby • Great Value • Cycling • Tennis Nearby • Walking/Hiking Paths • Horse Riding • Historical Sites • Has Discount • Ideal for Teens • Cots (Cribs) • Pets on Request • Has Offer • Special Offer • Maid Service Available • Chef/Cook Available • Outdoor Ceremony • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Indoor Reception Available • Washing Machine • Outstanding Landscapes • Coffee Machine • Nearby Church/Chapel • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • Safety Deposit Box • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Bello consists of 4 independent apartments (500sqm) not internally connected, with 3 on the ground floor and a further apartment on the first floor and terrace.

Ground Floor
- Apartment One (40 sqm)
- Living room: Sitting area, fireplace and corner kitchen
- Bedroom 1: Double bed
- Bathroom: Shower

Apartment Two (70 sqm)
- Living room: Sitting area, fireplace and corner kitchen
- Bedroom 1: Double bed
- Bedroom 2: Double bed
- Bathroom: Bathtub

Apartment Three (90 sqm)
- Living room: Sitting area, fireplace and corner kitchen
- Bedroom 1: Double bed
- Bedroom 2: Double bed
- Bedroom 3: Twin beds
- Bathroom 1: Bathtub
- Bathroom 2: Shower, ensuite to one bedroom

First Floor
Apartment Four (200 sqm)
- Living room: Large sitting area with fireplace
- Dining area: Dining table and seating
- Kitchen: Fully equipped kitchen
- Bedroom 1: Double bed, ensuite bathroom with shower
- Bedroom 2: Double bed, ensuite bathroom with bathtub
- Bedroom 3: Double bed, shared bathroom with bathtub
- Bedroom 4: Twin beds, shared bathroom with bathtub
- Terrace: Covered panoramic terrace overlooking the surrounding countryside

Outside Grounds
- Private swimming pool (14m x 7m, depth 1.5m), open approximately late-April to late-September
- Sun loungers and parasols
- Panoramic garden
- Alfresco dining area
- Barbecue
- External wood-fired oven

Additional Facilities
- Air-conditioning in all bedrooms
- Wi-Fi
- Satellite TV
- Heating, charged according to consumption
- Washing machine
- Iron and ironing board









Location & Local Information

Villa Bello enjoys a peaceful countryside setting close to Cetona, a charming medieval hill town on the slopes of Mount Cetona. Just 4 km away, Cetona offers traditional restaurants, local shops and a picturesque central piazza, with winding streets and historic buildings to explore. The surrounding countryside is dotted with olive groves and vineyards, making local food and wine an essential part of the experience.

The villa is ideally placed for discovering the historic towns and beautiful landscapes of Tuscany and neighbouring Umbria. Nearby Chiusi, Sarteano and Città della Pieve are well worth visiting, while Montepulciano and Pienza are celebrated for their Renaissance architecture, vineyards and panoramic views. Further afield, Cortona, Orvieto, Perugia and Lake Trasimeno offer wonderful opportunities for day trips.

Closer to home, guests can enjoy walking and cycling around Mount Cetona, visiting local wineries and olive mills, or relaxing in the thermal waters of San Casciano dei Bagni. For those wishing to explore further, Florence and Rome are also accessible by car or by train from Chiusi-Chianciano Terme station, making Villa Bello a convenient base for discovering central Italy.

Local Amenities

Nearest Airport	**Perugia (68 km)**
Nearest Airport 2	**Florence (145 km)**
Nearest Bar/Pub	**Cetona (4 km)**
Nearest Restaurant	**Cetona (4 km)**
Nearest Shop	**Cetona (4 km)**









Nearest Town/City	**Chiusi (14 km)**
Nearest Train Station	**Chiusi-Chianciano Terme (11 km)**
Nearest Village	**Cetona (4 km)**
Nearest Supermarket	**Cetona (4 km)**

What we love

- The sweeping countryside views can be enjoyed from the villa, gardens, covered terrace and pool area, giving the property a real sense of connection with its Tuscan setting.
- A spacious first-floor lounge, adjoining dining room and fully equipped kitchen provide a wonderful space for everyone to gather, dine and spend time together.
- The private swimming pool enjoys sunshine through to sunset, making it a particularly inviting spot for long afternoons outdoors.
- With four independent apartments, Villa Bello works particularly well for extended families or groups who want to holiday together while retaining some privacy.
- Original Tuscan features, including terracotta floors, exposed wooden beams and substantial fireplaces, give the interiors plenty of authentic character.
- Air-conditioning is included in all bedrooms, a welcome addition during Tuscany's warmer summer months.
- While Villa Bello is ideal for relaxation, there's plenty for more active guests to enjoy, from walking and cycling around Mount Cetona to discovering the thermal spa towns of the Valdichiana.
- The beautiful parkland features mature trees offering welcome shade, while two covered ground-floor loggias provide inviting spots for alfresco dining and relaxation.

What you should know...

- Villa Bello is divided into four independent apartments rather than one internally connected house, so guests move between the different accommodation areas externally, and apartment 4 is reached via an external stone staircase to the first floor. This is worth bearing in mind for guests with reduced mobility.
- The covered panoramic terrace is reached via a further staircase from Apartment Four, which is worth bearing in mind for guests with reduced mobility.
- The private swimming pool measures 14m x 7m and is approximately 1.5m deep, so children and less confident swimmers should be supervised at all times.
- Villa Bello has a peaceful rural setting around 4 km from Cetona, so shops, restaurants and other everyday amenities are not immediately on the doorstep, therefore a car is strongly recommended.
- Villa Bello is one of three independently bookable properties under the same ownership. Casa Chieto (https://www.oliverstravels.com/italy/tuscany/montepulciano/casa-chieto/) and Fonte Igea (https://www.oliverstravels.com/italy/tuscany/montepulciano/fonte-igea/) can also be booked separately for larger gatherings, subject to availability. Their facilities are not included in a Villa Bello booking.
- The villa is accessed via a private unpaved road which is over 1km long. This should not pose a problem to guests unless there is particularly heavy rain. It is advisable to come with a SUV or a car that is not too low.

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:** 4 pm to 7 pm. 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, air-conditioning included.

- **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 will apply (payable locally).

- **Other Ts and Cs:** Weddings and any other special events are on request only and subject to prior arrangement with the owner and additional charges.
 Cot and highchair can be provided and they are subject to an extra cost, €70 per baby per week, payable locally.

- **Changeover day:** Saturday, with seasonal flexibility.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Outdoor areas only.

- **Other 2:** Up to 4 extra beds (for a total of 24 guests) are available on request subject to an additional charge of €210 per person per week.

- **Minimum stay:** 3 nights in low season. 7 nights during other periods.

- **Heating costs included?:** No.

- **Tax:** Italian Visitors Tax payable locally (typically costs approximately between €1-€10 per adult per night- please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access 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.