San Veriano

Region: Tuscany **Sleeps:** 10

Overview

Part of historic San Veriano has been sitting peacefully in its rural setting overlooking the Tiber valley and the Tuscan hills for many hundreds of years. Originally just an early 17th-century look-out tower, the stone villa was then added at a later date. A recent restoration of both has created an enchanting place to call home during your holiday in this beautiful part of Tuscany.

Many features of a traditional Tuscan country house have been retained throughout the spacious interiors. Wood-beamed ceilings, terracotta-tiled floors and some original wood doors create a sense of walking through history as you enjoy each of San Veriano's characterful spaces.

The five bedrooms are most typical of Tuscan style, with wrought iron beds and simple, antique furnishings allowing the heritage of the villa to take centre stage. One of the bedrooms is located in the tower, so it's especially ideal as a romantic retreat. There's also a terrace offering unspoilt views over the lush countryside.

Both the villa and tower annexe have welcoming living spaces for relaxing, socialising and simply soaking up a sense of the past. The villa's lounge is an incredibly cosy place to unwind, with comfortable seating to sink back into and an impressive fireplace.

The abundance of wood and stone used throughout San Veriano reflects the natural beauty of its immediate surroundings. This starts with the charming Mediterranean garden that's bursting with olive, peach and plum trees, as well as many bright and beautifully-scented plants and flowers.

Walking through your very own idyllic slice of the Tuscan countryside opens up panoramic views of the wider









landscapes. The hill and valley views are simply spectacular from the private swimming pool and Jacuzzi. Evening meals under the pretty dining pergola feel like very special occasions.

Enjoy long walks through the oak woods that surround the villa, with the chance to see all kinds of flora and fauna. Cycling is a great way to explore the countryside in the area and is sure to give you some amazing views along the way.

10 minutes away by car is the charming village of Monterchi, with its restaurants, shops and places of interest. Other fascinating places within easy reach are the historic cities of Arezzo and Città di Castello.

Just over an hour's drive away is Montepulciano where you can enjoy some local wine tasting. Also take a day trip to Lake Trasimeno Regional Park and enjoy its huge lake and bird watching opportunities.

Facilities

Tennis Nearby • Walking/Hiking Paths • Great Value • Horse Riding • Ideal for Kids • Historical Sites • Villa • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Recommended • Fishing • Air-Con • Has Discount • Has Offer • Cots (Cribs) • Special Offer • Chef/Cook Available • Ideal for Teens • Wi-Fi/Internet • BBQ • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Hot Tub • Dishwasher • Microwave • Satellite TV • Heating • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors (250 sqm)

Ground Floor (split-level)
- Living room with sofas, armchairs, antique fireplace, satellite TV, and stereo
- Dining room with table for 10 guests
- Well-equipped kitchen
- Reading room

First Floor
- Two bedrooms with king size beds and ensuite bathrooms with showers
- Two twin bedrooms with ensuite bathrooms with showers

Tower Interiors (separate entrance)

Ground Floor
- Small living room with sofa, table and chairs
- Bathroom with shower

First Floor
- Bedroom with king size bed and balcony access

Outside Grounds

- Swimming pool (16m x 4m, max depth: 1.5m), open approximately mid-April to mid-October
- Hot tub
- Sun loungers and parasols
- Garden with olive, peach and plum trees
- Covered patio with dining table for 10 guests
- Comfortable seating area
- Barbecue
- Five-a-side football pitch
- Parking
- Heated Jacuzzi

Additional Facilities

- Wi-Fi
- Air conditioning (in bedrooms)
- Mosquito nets
- Iron and ironing board
- Fruit juicer
- Toaster
- Water boiler
- High chair and baby bed (on request)
- Mosquito screens
- Emergency first aid kit









Location & Local Information

A short drive from San Veriano will bring you to the lovely village of Monterchi. It's full of amenities, such as shops for stocking up on groceries and other items, restaurants and bars. Its narrow streets are lined with cafes and traditional workshops.

You'll also find plenty of history here too. A majestic fortress offers breathtaking views over the lush countryside. The Museo della Madonna del Parto is home to such an incredibly important artwork that it put this humble village on the map. The Madonna del Parto fresco was painted in the Church of Santa Maria di Momentana by one of Italy's greatest Renaissance painters, Piero della Francesca. It was moved to the museum during the 1990s.

Art lovers will be keen to visit Città di Castello. Housed within Palazzo Vitelli alla Cannoniera is the Municipal Art Gallery (Pinacoteca) with its huge range of paintings by Renaissance artists such as Raphael and Lorenzetti. Also visit the 14th-century Church of San Domenico for its 15th-century frescoes.

Arezzo is full of history and culture also. Highlights include the beautiful cathedral and the Basilica di San Francesco. Offering just as much historical sightseeing is the city of Perugia. It's most famous for its chocolate, however, so be sure to sample some as you explore its attractions! Some of the must-visits include Priori Palace, the Gothic cathedral and Fontana Maggiore, a marble fountain carved with zodiac signs and biblical scenes.

Taking things up a notch is the Funivia Colle Eletto in the town of Gubbio. This stand-up cable car takes you on an exciting journey up to the top of Monte Ingino. Waiting for you at the top is Sant'Ubaldo Basilica and fantastic views over the Apennines Mountains.

Whilst you're not near the coast at San Veriano, you can still enjoy a beach experience. The town of Castiglione del Lago at Lake Trasimeno has a lovely, sandy beach and









calm waters for taking hired pedalos and canoes out on. There's also a bar and a playground.

Local Amenities

Nearest Airport	**Perugia (68 km)**
Nearest Airport 2	**Florence (120 km)**
Nearest Village	**Monterchi (3.9 km)**
Nearest Supermarket	**Monterchi (3.9 km)**
Nearest Restaurant	**Monterchi (3.9km)**
Nearest Bar/Pub	**Monterchi (3.9 km)**
Nearest Tennis	**Monterchi (3.9 km)**
Nearest Golf	**Circolo Golf dell'Ugolino (100 km)**
Nearest Train Station	**Arezzo (30 km)**

What we love

- This historic tower annexe and villa occupy a tranquil position with stunning countryside views
- The original features add charm and character to all of the interior spaces
- The tower annexe offers private, romantic space for a couple
- Enjoy the extensive gardens with private pool, Jacuzzi, outdoor dining and football field
- Pretty Monterchi village is just a 10-minute drive, with the historic city of Arezzo around 30 minutes away

What you should know...

- Larger parties of up to 22 guests travelling together may also book the equally gorgeous Dimora Cardamini, (https://www.oliverstravels.com/italy/tuscany/chianti-arezzo/dimora-cardamini/)located minutes away
- The outside space is set over several levels, with a number of connecting steps
- The tower annexe is accessed via an external entrance
- A car is essential due to the villa's rural location
- Please note that the use of any external caterers and/or contractors is not permitted

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 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:** 10.00 a.m.

- **Energy costs included?:** Yes, excluding A/C 0.80€ per kWh, payable locally.

- **> If not included, what are they?:** A/C 0.80€ per kWh, payable locally.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. A hot tub is available on request prior to arrival. Extra €350 per week, payable locally. Please note that the use of any external caterers and/or contractors is not permitted. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. 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 home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday and flexible depending on season

- **End of stay cleaning:** Mandatory extra €200, payable to Oliver's Travels with the balance payment. 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.

- **Other 2:** Cot and high chair available on request, please enquire for more info.

- **Minimum stay:** 5 and 7 nights depending on season.

- **Heating costs included?:** Extra €6.5 per cubic meter, payable locally.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Pool 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.