

Villa Bellaria



Description

Beautiful and typical house located in the middle of the Tuscan countryside just a short walk from the historic spa town of San Casciano. This lovingly restored seven-bedroom Villa has comfortable interiors and gorgeous views. For extra peace of mind, the owners live nearby and are able to offer local expertise. The gated villa has plenty of space, indoors and out. Both the living and dining rooms open to terraces, one of which is covered and has outdoor dining furniture. Moreover there are four bedrooms with king beds and en-suite bathrooms and one bedroom with a queen bed and en-suite bathroom. The remaining two bedrooms share a bathroom and are ideal for a family with children; one has a king bed and the other has two twin beds.

Though the villa offers the peace of a rural location, it's only a 5-minute drive from a church and gym, and a 10-minute drive from a restaurant and tennis court. Pick up local specialties at the grocery store or set off on a day trip from the train station, both a 25-minute drive away. Golf enthusiasts will enjoy the course that's 40 minutes away. If you're arriving in or departing from Italy, the Rome airport is 2 hours away

The villa

Internal Description:

Ground Floor: Glass enclosed portico leads to entryway; stairway to upper level, Guest bath (only Toilet), dining room with working fireplace; stained glass double doors open to the pergola and pool, kitchen (5-gas and 1-electric burner stove, oven, double sinks, fridge/freezer, dishwasher) with glass door opening to garden and adjacent covered dining area, sitting room with couch and chairs for 10 – 12 with TV, Satellite service. Double doors open to garden and north-side pergola. Double bedroom (king). Ensuite bath (enclosed shower stall) , Double bedroom (king/twins) ensuite (or shared) bath (shower stall) , Double bedroom (twins – suitable for children), shares bath. Door to hall closes to create private suite. Access from garden to sitting room, leading to 2 Bedrooms 1 Bedroom (King) with ensuite bath (shower stall with chromotherapy). 1 Bedroom (queen/twins) with ensuite bath (shower stall).

First Floor: elegantly furnished living room with three couches, large working fireplace and TV. Offers a panoramic view over the valleys of Mount Amiata and Mount Cetona and over the small village of San Casciano. Opens to shaded patio with dining table — an excellent choice for morning coffee and aperitivi enjoying the lovely sunset views. Here there are other 2 Bedrooms: 1 Double bedroom (king) Ensuite bath (tub with hand-held shower) 1 Double Bedroom (queen). Ensuite bath (shower stall)

The small Dependence: set on upper terrace with views over Villa towards town, reached directly from the garden, it is used for pizza parties, cooking classes and wine-tastings. Central open-plan kitchen/dining room accommodates 14 comfortably.

Ground Floor

Bedroom 1 : King bed, bathroom with shower (shared with bedroom 2)

Bedroom 2 (suitable for children) : Twin beds, bathroom with shower (shared with bedroom 1)

Bedroom 3: King bed, ensuite bathroom with shower, safe

Bedroom 4: King bed, ensuite bathroom with shower

Bedroom 5: King bed, ensuite bathroom with shower

First Floor

Bedroom 6: King bed, ensuite bathroom with shower

Bedroom 7: King bed, ensuite bathroom with bath and shower, safe

Services

Features & Amenities

- Size of the Villa approx 350 sqm
- LCD Satellite TV
- Stereo and CD Player, Padoc Station
- Wi Fi
- Fireplace
- Baby Equipment
- Washer/Drier
- Hair Dryer
- Kitchen:
- Oven
- Dishwasher
- Microwave
- Mixer
- Toaster
- Coffee Machine

Outdoor Features

- Outdoor space approx 10000 smq
- Heated Pool (10 X 7 m, 5 steps to enter deep 1.50-2.00 m) open from May to October with covered pergola
- Rose-covered pergola for 18 dining al fresco
- West-facing breakfast pergola overlooking pool seat 10-12
- BBQ
- External private parking

Staff & Services

- Villa checked by our Staff
- English speaking persons
- Welcome Dinner
- 2 hours a day housekeeping service (no Sundays)

Info

- Check in between 4 pm – 7 pm
- Check out before 10 am on the day of departure
- Max 14 persons (12 adults, 2 children)
- Pets allowed on request
- No Smoking in Villa
- Required security deposit Eu 1000 payable onsite in cash
- Heating on request to be paid onsite upon consumption (Eu 5 mc)
- Air Cond on request to be paid onsite upon consumption (Eu 1 Kwh)
- Electricity Eu 300 per week to be paid on the spot
- Water Eu 300 per week to be paid on the spot
- Car recommended

On Request

- Additional linen and towels Eu 15 per room for bedroom linen, Eu 15 per bathroom for towels
- Babysitting service
- Food delivery service extra cost
- Cook on request
- Cooking Lessons on request
- Massage service

Area Information: The Villa is situated In the southern Tuscany, near the town of San Casciano dei Bagni where you can find Fonteverde Spa considered one of the most beautiful in Europe. The town has charm, twisting streets, gorgeous views, restaurants ,coffee shops, shopping and grocery. The charming villages of Montepulciano and Pienza, Montalcino and San Quirico d'Orcia in Tuscany, Città della Pieve, Todi and Orvieto in Umbria can be reached in less than an hour by car. The museum of Chiusi (with visits to the Etruscan tombs and underground passages), the archaeological museum in Sarteano, the Etruscan necropolis of Pianacce, the Archeodromo of Mount Cetona and the rock of Radicofani can be reached within an half hour from our properties. Siena, Florence and Perugia are among the many favorite destinations of our guests for a day trip by car or train from Chiusi station. Besides the visits to the cities of art and museums in the area, there are also numerous possibilities for open air activities around San Casciano dei Bagni. In Chiusi you can rent bicycles and mountain bikes. In the area there are trails in the plains and hills.

Among the different trails there is a closed loop around lake Chiusi, the trail along the Canale Maestro della Chiana (the path of the reclamation Leopoldina, a pedestrian path that combines Chiusi and Arezzo, integrated with rail service) and the ring around lake Trasimeno.

Also there are trails from Chiusi to San Casciano dei Bagni, passing by Monte Cetona, as well as the ring at the foot of Monte Cetona, arrival and departure Sarteano and different trails in the heart of Val d'Orcia.

Vehicles: Due to the fact that many properties in this area can be accessed only by unsealed

roads and driveways, we advise people intending to take a sports or low-slung car on holiday, to check with us first whether the access to the property allows for such a car. We advise against the use of vans and minibuses. Please always check with us at the time of booking if you are planning to use this type of vehicle when staying at a property in this area.

Swimming: If your rental period is outside the period May 15th to September 30th, please check with us that the pool can be opened. Swimming pools are not enclosed with fences and there are no lifeguards. Clients' use of the swimming pool is at their own risk.

Heating: Usage will be metered throughout your stay and you will be charged accordingly. Charges must be paid directly on the spot to the owner or his/her representative before departing. Please note that heating in Italy, when not subject to restrictions by the local Government, is more expensive compared to other countries. If you look for a property in low season, make sure to ask for an estimate of the heating cost. You may be asked to make a supplementary deposit for heating expenses.

Water and Electricity: Please note that most of the properties in our portfolio are not the typical purpose-built Mediterranean holiday villas. Most are converted farmhouses or former manor houses, full of character and history. Water shortages do occur; please use it sparingly during the summer months. At the same time, Italy is probably one of the few countries in the world where the government has introduced a system of electricity limitators to contain the national consumption. This means you must be careful when using more than one appliance at once because the limitator will shut the electricity off.

Internet Connection: Many of our properties have an internet connection. From our experience, when a connection is interrupted due to technical reasons beyond our control, it is unfortunately very difficult, despite our efforts, to receive immediate assistance from some of the internet providers operating in Italy. We therefore strongly suggest that those who need to access their emails should bring their own BlackBerry, or a similar portable device. Please note that in any case we cannot accept responsibility for lack of these services.

Prices

Price from € 800,00 per night

Position

- 0,9 Km unpaved road
- 3 Km shops, restaurants, supermarkets, banks
- 22 Km Chiusi (Mortorway A1)
- 35 Km Montepulciano
- 62 Km Montalcino

- 130 Km Rome Airport
- 145 Km Firenze

Only for you

If you book a holiday by our website www.winetravelsforyou.com, you will get a **discount of 10% in all our tours**