



# Interior & Grounds

## Ground Floor

Access the property from two sides: the kitchen and the reception. The reception side is the heart of the house here are both the lighting of the villa and the small office where you will find plenty of info on the local area.

Immediately close but divided by a stone and original arch we find the large living room with fireplace, Steinway piano, sofas, tables, chairs. This room for its size can be used for different purposes, reading, listening to music, to watch a movie, for lunch or dinner, for small meetings or important events ... There are three large sofas and 5 square tables where can stay large groups all together. Here, as throughout the rest of the house you will understand how great the effort was to preserve the flavour of the past. Large exposed beams, stone niches, terracotta tiles handmade ... Enlightenment wrought iron, Persian rugs, fine furniture and antique fabrics are part of the furniture of every room.

From this room on the ground floor, crossing a small sitting area with armchairs, you get to the kitchen connected to the outside by a door window.

The kitchen (convenient because directly connected with the outside of the villa and the inner hall), is professional and well-equipped with everything you need both for cooking and for your mise en place. This includes 6 burners, a large oven, two large refrigerators, tables for food preparation, two sinks and a real gem is the dishwasher that completes a full load in just 60 seconds. In addition to this a table is available for breakfast and a working fireplace in addition to a modern suction hood.

From the reading room of the ground floor and the kitchen, via an internal staircase in terracotta, you reach the first floor where there are three bedrooms. This floor is connected to the garden via an external staircase which gives direct access to the rooms without going through the areas described above.

## First Floor

3 bedrooms, 1 living room with original fireplace and running, under a large scale and a large terrace ("the terrace geraniums") with stunning view, where guests can relax for breakfast or a drink at the tables and chairs provided.

The first suite offers one double bedroom with en suite bathroom and a bathtub in the corner showing stunning views across the valley.

The next suite is another double bedroom with en suite shower room with access to the terrace through a nice door, this is for 2 people



Next is a very big room (for 2/4 people) with direct access to the terrace through French windows, and a sitting area separated by a curtain with a double sofa bed which can sleep two people, bathroom en suite.

## **Second Floor**

Continuing up a wooden staircase you reach the top floor where there is a nice library inserted within a gallery: this is the oldest part of the house, said to be an old watchtower. It now offers the ultimate suite, sleeping up to 4 people. The room consists of a master bedroom with a double bed and a living room with fireplace and double sofa bed. The two rooms are separated by a door but share the same bathroom en suite.

## **The Cottage**

About 30 m from the main house. The wooden beams, columns and tiles are exposed. The floor is partly wooden and part constructed from the ancient terracotta that was found in the chapel next door.

Entrance through a French door that leads directly from the ground floor into the master bedroom and is equipped with two bathrooms, one a disabled toilet and a bathroom with hydro-massage shower.

The room has a small kitchen, and the room has its own garden with table and chairs, suitable for 2 or 3 people.

## **Former Church**

This was once a small church transformed over the years into a space where tobacco was dried we created after a long and arduous restoration, two delightful suites; named Pieve and Fonte.

On the ground floor suite there is a double bedroom with en suite shower room that can accommodate 2 or 3 people.

From this floor, terracotta stairs lead to the second suite, a master bedroom and en suite bathroom with shower. The room has a closet in which there is a small kitchen with refrigerator.

The two rooms are completely separate despite being one above the other.

All rooms are furnished with care and attention to detail, at your disposal double pillows, fresh sheets of pure cotton and linen, double blankets and duvet in winter, set of terry towels and towels for the pool.

The bathrooms are large and modern, with a hairdryer, toiletries and mat consists of shampoo, shower gel and body lotion. In the rooms is present or the air conditioning or fan and for the winter every room is equipped with central heating.

### **Swimming Pool**

At about 50 meters from the house, in the sunniest part of the garden you will find the swimming pool. This measures 12 mx 6 m with a constant depth of 1.5 m, and is illuminated inside and out for the evening.

There is also a large outdoor shower solarium area furnished with beds, tables, chairs and umbrellas. The pool is accessed via a staircase with wooden steps made from railway sleepers.

Secluded among olive trees there is a small wooden house furnished with rugs and pillows for guests to enjoy a moment in privacy and intimacy.

## Location & Local Information

Just 500 meters from the property, in the village of Tavernelle di Anghiari, you will find the basic necessities and some restaurants. Anghiari is a small gem known throughout the world for its art and culture, to the antique shops and local crafts and for its medieval history.

Designed by the flow of the river Arno and Tiber is dotted with churches and castles develops in an area rich in monasteries and archaeological sites from the top you can see the whole valley. Its narrow streets and squares are home to masterpieces of painting and sculpture that in recent years have received recognition from the Italian touring club who declared it one of the most beautiful villages of Italy.

Famous artists have lived in these places including Michelangelo Buonarroti, Piero della Francesca, Luca Pacioli and Leonardo da Vinci painted here at the famous Battle of Anghiari.

The food, the art, the history, the culture can be felt everywhere, in the farmer's market on Wednesday or in the Tuesday and Saturday to Sansepolcro, during the many festivals held throughout the year, and especially in the summer music festivals.

The house's location is an ideal base from which to visit the most popular places in Tuscany such as Florence, Siena, Assisi, Perugia, which are less than 100 miles from us, or in a few hours you can reach Lucca and Pisa.

Doing many km are the lesser known but charming villages of Sansepolcro, Cortona very famous for the book and movie "Under the Tuscan Sun" by Frances Mayes, Citerna, Monterchi, not to be forgotten is the beautiful hermitage of La Verna where Francis of Assisi received the stigmata and Arezzo world famous for the film "Life is Beautiful" by Roberto Benigni where every first weekend of the month is held one of the most famous antiques fairs in Italy.

Being on the border with Umbria, it is well worth a walk to Città di Castello, Gubbio and Lake Trasimeno up to Spello, or visit Deruta which is known worldwide for its famous handmade pottery.

If your passion is fishing, in addition to the many lakes where you will find trout and chub, you can have fun at the dam Montedoglio, that is full of pike and carp.

If shopping is a must there are many outlets (the mall, Prada, Valdichiana outlet, Befane) can be reached in less than an hour's drive.

Tennis courts and bowling instead are found to Anghiari and Sansepolcro, where there are gyms and fitness centers, meanwhile a golf course with 8



holes is available at the City of Castle and a larger one is in Perugia.

### **Distances**

Arezzo 27 km - Florence 100Km - Perugia 70km- Assisi 90km- Milan Rome 400- 220- Rimini 10km - Marina di Grosseto, the Tyrrhenian Sea 170km A1 exit Arezzo Train stations Sansepolcro, Arezzo, Citta di Castello,

Perugia Airports: Perugia 55km - Florence Pisa 116km- 200km- Bologna Rome 140- 270- 400 km Milan - Forli 110km The most economical and convenient flight coming from London is on the airport of S. Egidio Perugia. Cheap Ryan air four times a week.

# Terms & Conditions

- Security deposit: €1500 cash
- Arrival time: From 4PM to 7PM
- Departure time: 10AM
- Energy costs included?: NO
- Heating costs included?: NO
- End of stay cleaning included?: NO
- Linen & towels included?: YES
- Pets welcome?: NO
- Smoking Allowed?: On request
- Changeover day: Saturday

## **Included in the rental price:**

- Gas for cooking and barbecue
- Water for domestic purposes and not (drinking in all the rooms and in the kitchen)
- Basket of well come with jam, butter, biscuits, cookies, pastries varies, juices, tea, sugar, salt, pepper, cleaning products ...
- Drinks with welcome drinks and fresh fruit
- Cake with birthday candles
- Highchair and crib
- Linen cotton and lace in all the rooms, pool towels, two pillows and double blankets in every room
- Toiletries in each bathroom (body lotion, shampoo, and bubble bath)
- Pool and garden maintenance
- Free wifi
- A weekly cleaning (only rooms and bathrooms)
- Use of speaking guides and information material on the whole area and the rest of Italy

## **Available at additional cost:**

- Energy for week: €280.00
- Central heating €100.00 per day
- Final Cleaning €280.00
- Second cot €50.00 a week
- Change towels €25.00 per person
- Extra cleaning of the kitchen during the week from €150.00

## **On request:**

- Shopping service
- Breakfast
- Dinner

- Lunch
- Aperitives
- Cooking classes
- Cooking demonstration
- Transfers to and from the airport
- Rent mountain bike
- Picnic in the woods