



Property 181



Number of beds: 18

Bedrooms: 9

Accessibility for people with reduced mobility



Air Conditioning Throughout

Air conditioning not included in the rental price. Available at an extra cost, according to consumption.



Air Conditioning In The Bedrooms

Air conditioning not included in the rental price. Available at an extra cost, according to consumption.



Hair Dryer In The Bathrooms



Dryer



Barbecue

Safe

Safe box available in some bedrooms.

Crib

Available For Events

On request, the villa is available for events.



Stereo system and DVD



Fibre Internet



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The villa is about 13 km from Cantina Canaio.



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

9 Double bedrooms. Double beds, 160x190 cm. The double beds cannot be transformed into twin beds.

Bath amenities

Hand soap is available. Hand soap is refilled only if housekeeping service is requested during the week.

Nearby

The villa is 3 km from Il Rifugio di Bucche, 6 km from L'Antica Dimora, and 9 km from L'Osteria della Lodola.



Parking Space

Outdoor parking space inside the property, for up to seven cars. Included in the rental price.



Table Tennis



Swimming Pool

12 x 6 m. Depth: 1,20 to 2,00 m.



Indoor Pool

5 x 2,5 m. Depth: 1,20 m.



Heating

Heating with convectors not included in the rental price. Available at an extra cost, according to consumption.



Heated Pool

Indoor pool heating not included in the rental price. Available on request at an extra cost.

High Chair



Housekeeping

Housekeeping not included in the rental price. Available on request at an extra cost.

Smart TV



SPA

Indoor heated pool and sauna available at an extra cost.



Satellite TV



Countryside View



Wi-Fi

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Colline Senesi is 110 km from Florence Amerigo Vespucci Airport, 191 km from Bologna Guglielmo Marconi Airport, 195 km from Pisa Galileo Galilei International Airport, and 224 km from Rome Leonardo da Vinci Airport. The villa is just 2 km from Brolio, 12 km from Castiglion Fiorentino, 16 km from Cortona, 27 km from Arezzo, 28 km from Montepulciano, 37 km from Pienza, 61 km from Perugia, 65 km from Siena, 84 km from Orvieto, and 91 km from Florence.

FEATURES

- 9 Double Bedrooms
- 9 En-Suite Bathrooms
- Outdoor Swimming Pool
- Indoor Pool with Water Jets (Heated On Request, Extra)
- Outdoor Poolside Area With Sun Loungers
- Fully-Equipped Professional Kitchen
- Dining Room
- Living Room
- Sauna (On Request, Extra)
- Multiple Outdoor Dining Areas
- Garden
- Lift
- Laundry Room



DESCRIPTION

Property 181 – CASTIGLION FIORENTINO

9 Bedrooms

Location and Surrounding Area

Nestled in the enchanting countryside of Brolio, Property 181 enjoys a truly privileged position in the heart of Tuscany's Val di Chiana. Surrounded by gently rolling hills, ancient olive groves, and vineyards, the villa offers a serene retreat where timeless landscapes meet the rich cultural heritage of the region. Just a short drive from the historic town of Castiglion Fiorentino and within easy reach of Arezzo, this location perfectly blends peaceful rural charm with access to exquisite Tuscan art, cuisine, and traditions.

The villa's setting in Val di Chiana places guests at the crossroads of some of Tuscany's most captivating destinations. Just a few kilometres away lies Castiglion Fiorentino, a charming medieval town renowned for its ancient walls, cobbled streets, and vibrant local markets. Here, visitors can immerse themselves in authentic Tuscan life, savour traditional cuisine in family-run trattorias, and explore historical landmarks such as the imposing Palazzo Pretorio.

A short drive further leads to the splendid city of Arezzo, a true jewel of art and history. Arezzo boasts magnificent frescoes by Piero della Francesca, impressive churches, and a picturesque historic centre that exudes timeless elegance. The city is also famous for its antiques fair, one of Italy's most important, held regularly in the cobbled squares. Beyond its cultural riches, Arezzo offers delightful boutiques and charming cafés where visitors can savour Tuscan delicacies while watching the world go by.

For those seeking natural beauty, the nearby Val d'Orcia region is a must-visit. Just under an hour's drive from the villa, this UNESCO World Heritage site is renowned for its rolling hills, cypress-lined roads, and medieval villages like Pienza and Montalcino. The Val d'Orcia offers panoramas at every turn and is famous for its vineyards. Whether exploring scenic hiking trails, indulging in gourmet tastings, or absorbing the tranquil atmosphere, this area captures the essence of Tuscany's countryside charm.

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The Property

Located in the heart of Tuscany's Val di Chiana, near the historic town of Arezzo, Property 181 represents an oasis of tranquillity surrounded by rolling countryside. Surrounded by greenery, the villa boasts two pools, one indoors and one outdoors, making it the ideal place to enjoy a holiday in the company of family and friends. Offering an elegant atmosphere and period furniture, Property 181 can accommodate up to 18 guests in nine double bedrooms spread over multiple floors.

Set within a generous garden, the property features an exclusive swimming pool with Roman steps and a spacious poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. Offering a serene atmosphere, the poolside area is an idyllic spot for basking in the sun and relaxing. The villa affords stunning views of the surrounding countryside, which can be enjoyed from several outdoor dining areas, perfect for a true Italian al fresco experience.

Located on the ground floor, in a frescoed room with stone walls and a vaulted ceiling, the indoor swimming pool overlooks the garden. The indoor pool can be heated on request, at an additional cost. The pool is equipped with water jets. In the same room, you will also find a sauna. Please note that the use of the sauna is available on request, also at an additional cost. After a long day exploring the area, indulge yourself by immersing in the soothing heat, or simply surrender to the peace and stillness of pure relaxation.

Filled with fabulous period furniture and exposed wooden beams, the ground floor houses areas designed for leisure: a generous dining room and a living room with comfortable sofas. The first floor comprises seven bedrooms with en-suite bathrooms. Some bedrooms overlook the garden and pool

area, while others face the main entrance and surrounding landscape. Four bathrooms feature showers, while the other three bathrooms are fitted with Jacuzzi tubs.

In the attic, you will find a small bedroom. This room is simpler than the others and is probably more suitable for teenagers or young adults. This room also has its own bathroom complete with a shower. On the ground floor, there is a further double bedroom overlooking the garden, with its own bathroom including a shower. The rooms offer a contemporary take on classic Tuscan design without abandoning tradition. You will find rich pops of colour, lovely fabrics, and views of the surrounding greenery.

PHOTOS















