

Property 10770



Number of beds: 14
Bedrooms: 8

- Air Conditioning Throughout
- Dryer
- Barbecue
- Stereo system and DVD
- Dishwasher
- Washing Machine
- Parking Space
- Swimming Pool
- Heating
- 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 Fagnana is 37 km from Pisa Galileo Galilei Airport, 68 km from Florence Amerigo Vespucci Airport, 156 km from Bologna Guglielmo Marconi Airport, and 335 km from Rome Leonardo da Vinci Fiumicino Airport. The villa is 5 km from Palaia, 8 km from Peccioli, 13 km from Terricciola, 13 km from Pontedera, 18 km from Lajatico, 18 km from Castelfalfi, 31 km from San Miniato, 35 km from Volterra, 40 km from San Gimignano, 40 km from Empoli, and 41 km from Certaldo.

FEATURES

- 8 Bedrooms (5 Double Bedrooms + 2 Single Rooms + 1 Double Bedroom in the Annex)
- 7 Bathrooms (4 En-Suite Bathrooms + 3 Shared Bathroom)
- Swimming Pool
- Furnished Poolside Area
- Fully Equipped Kitchen
- Living Room
- Dining Room
- Refrigerator and Freezer
- Toaster, Ice Maker, Blender
- Dishwasher
- Oven and Microwave
- Coffee Maker
- Outdoor Shaded Lounge Area
- Landscaped Gardens
- Open-Air Terrace with Charcoal Barbecue
- Outdoor Dining Area
- Dedicated Laundry Room
- Washing Machine and Tumble Dryer
- Iron and Ironing Board
- Wi-Fi Throughout
- TV and DVD Player
- Bose Music System
- Air Conditioning and Heating
- Parking Space (Up to 7 Cars)





DESCRIPTION

Property 10770 - PALAIA

8 Bedrooms

Location and Surrounding Area
Villa Fagnana enjoys a privileged location in the countryside near Palaia, a hilltop village in the heart of Tuscany. Rich in history, Palaia is surrounded by vineyards, olive groves, and wooded hills. The village itself offers a glimpse into traditional Tuscan life, with local cafés, restaurants, and weekly markets where you can sample regional specialities. Ideally positioned for exploring some of Tuscany's most celebrated towns, Villa Fagnana is a perfect retreat for those seeking both tranquillity and cultural discovery.

The surroundings of the villa offer an enchanting blend of culture, history, and natural beauty. Just a short drive away lies San Miniato, a medieval hill town renowned for its white truffles and elegant architecture. Stroll through its cobbled streets, visit the cathedral and the imposing tower, and enjoy spectacular views over the Arno Valley. Nearby Volterra is another gem, with its Etruscan roots, alabaster craftsmanship, and dramatic hilltop setting, a destination steeped in ancient mystery and charm.

For those drawn to art, history and Renaissance grandeur, the villa is perfectly positioned for day trips to Florence, Pisa, and Lucca. Each city offers its own unique character: admire world-famous masterpieces and historic palaces in Florence, marvel at the Leaning Tower and Piazza dei Miracoli in Pisa, or enjoy a leisurely walk or bike ride along Lucca's perfectly preserved Renaissance walls. These iconic destinations are all within easy reach, allowing guests to explore Tuscany's rich cultural tapestry at their own pace.

Nature lovers and food enthusiasts alike will also find plenty to enjoy in the villa's surroundings. The nearby Chianti region offers scenic drives through rolling vineyards and the chance to visit renowned wineries and olive oil producers. Local trattorias serve authentic Tuscan cuisine made with fresh, seasonal ingredients. Whether you are in search of panoramic countryside, charming villages, or unforgettable culinary experiences, the area around Villa Fagnana is a treasure trove waiting to be explored.

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The Property
Perched on the sun-drenched hills near Palaia, Villa Fagnana is a lovingly restored 19th-century farmhouse that captures the timeless beauty of Tuscany. Surrounded by rolling fields and sweeping views over the western valleys of the estate, this elegant retreat accommodates up to 14 guests across 8 bedrooms. Comprising a main villa and an adjacent annex, Villa Fagnana has been renovated to the highest standards to offer the comfort of a refined family home in an utterly tranquil setting.

The outdoor spaces have been designed to embrace the peaceful rhythms of country life. The manicured gardens blend seamlessly with the surrounding landscape, creating a sense of seclusion and calm. A generous swimming pool sits at the heart of the garden, complete with a shaded seating area ideal for lazy afternoons or warm summer evenings. The open-air terrace invites long al fresco meals, with a charcoal barbecue and a large dining area that makes the most of the panoramic views.

The interiors are light-filled and welcoming, with a well-equipped kitchen (including refrigerator, freezer, toaster, ice maker, dishwasher, blender, microwave, oven, hob, and coffee maker) that flows into a

comfortable lounge area and out onto the terrace. A dedicated laundry room features a washing machine, tumble dryer, iron, and ironing board, while entertainment is provided by Wi-Fi throughout, a TV/DVD player, Bose music system, and local telephone line.

The villa's eight bedrooms are tastefully furnished, offering a variety of configurations to suit families or groups of friends. On the first floor of the main villa, guests will find: a master bedroom with king-size bed and en-suite bathroom with bath and shower; a king bedroom with en-suite bathroom with bath only; a queen bedroom and a single bedroom, sharing a bathroom with shower only; a single bedroom and a king bedroom, sharing a bathroom with shower only.

On the ground floor, two additional queen bedrooms both feature en-suite bathrooms with shower only, one in the main villa and one in the annex, offering a greater degree of independence and privacy. Fully air-conditioned and heated throughout the year, Villa Fagnana offers a harmonious blend of rural authenticity and discreet luxury, making it the ideal base from which to enjoy the slow pleasures of the Tuscan countryside.

PHOTOS























































































