



Ref: 21 Bellavia

AREZZO

DESCRIPTION

From Lucignano, traveling on a picturesque road that winds through the hills that form the natural border between the Aretine and Sienese parts of the Valdichiana (Chiana Valley), you will find the Casale Bellavia. Views that really characterize Tuscany: olive groves and natural forests. The house has been recently renovated to offer guests a welcoming Dimora, well furnished in comfort and style, but respecting the natural environment, using environmentally friendly solutions ventilated roof space, solar hot water, dual water systems and rainwater tanks, and solar panels that produce enough electricity to cover all the needs of the house, including air conditioning in the summer and heating in the winter. Casale Bellavia is ideal for those who want to spend a quiet and peaceful holiday in the Tuscan countryside and have easy access to the cultural and tourist attractions of the region. Lucignano, which is only 2 kilometers away, is a fascinating medieval village that has kept its original and unique elliptical plan. The concentrically aligned streets provide beautiful scenes and excellent photo opportunities at every turn. The small museum of Lucignano has a rich array of precious and interesting artifacts, and you can visit the 14th-century church of San Francesco with frescoes by Bartolo di Fredi. In addition, Lucignano is also close to major roads and public transport, giving you easy access to some of the most important art cities in central Italy. INTERIOR The house is spread over two floors. On the ground floor there is a large open space consisting of a living room with fireplace, dining room and fully equipped kitchen with dishwasher, electric oven, microwave, coffee maker and toaster. From the patio doors it is possible to reach the large portico which is located just off the kitchen and which offers an outside dining area. Also on this floor are a double bedroom with an en-suite bathroom with a shower for disabled visitors and a double bedroom with an en-suite shower room. An external laundry room can be found via a sliding door from the kitchen. An internal stone staircase leads to the sleeping area with a double bedroom with Jacuzzi, two double bedrooms each with an en suite shower room and a double bedroom and a bathroom with shower. The sleeping area is also accessible from the outside. OUTDOOR A very nice and comfortable portico is easily accessible from the living room and the kitchen and is equipped with tables and chairs where guests can enjoy breakfast and meals during the day. There is also a fixed barbecue. The pool is completely fenced and is about 30 meters from the house. The entrance to the pool is via a regular staircase and the pool has a chlorine purification system. The pool has a rectangular shape and measures 4.5 mx 9 m with a variable depth from 1.20 m to 1.40 m. The pool area is equipped with a gazebo on which the solar panels, sun loungers and parasols are placed. Layout Ground floor: Living-dining room, kitchen, utility room, double bedroom with en-suite bathroom, another 2-person bedroom with two single beds and an en-suite bathroom.

First floor: 2-person bedroom with bathroom with jacuzzi, two bedrooms with two single beds each and en-suite bathroom, 2-person bedroom with en-suite bathroom. Design Air conditioning, WIFI internet, microwave, dishwasher, washing machine, coffee machine, oven, toaster, fridge freezer, kettle, TV, DVD, hair dryer, iron, jacuzzi. Exterior Private pool, garden, sunbeds, barbecue, parking.

Location Lucignano - Tuscany - Italy Distances Lucignano (all kinds of shops, restaurants): 2 km Montepulciano: 26 km Arezzo: 27 km Outlet: 10 KM Pisa: 168 km Florence: 113 km Siena: 40 km view Fields, hills Comments THE PRICE INCLUDES: Weekly towels and linen Using gas for cooking and water Cot and high chair Wifi internet connection Final cleaning THE PRICE IS EXCLUSIVE Air conditioning: € 140 per week Heating: € 140 per week Shopping service - optional, on request Extra cleaning € 15 per hour / cleaning lady - optional Tourist tax: if required LOCAL POLICIES: Rental rates include linen (changed weekly), initial cleaning, gas for cooking and hot

water. Heating is charged extra based on usage or flat fee. Tourist tax is not included in the rental price. Arrival time is generally between 4pm and 7pm (after 8pm a fee of €50 is required and after 10pm the fee is €100. Any late arrival must be arranged in advance). Swimming pools are generally open from May 26 to October 1. other data must be checked with us before booking.

General

Type of Property: **Detached house / Villa** m2: **260** m2 plot: **0**
Distance from the beach: Year of construction:
Type of pool: **Private** Views: **View of fields**

Characteristics

Number of rooms: **6** Toilets: **0** Bathrooms with bathtub: **1**
Bathrooms with shower: **5** Double beds: **3** Single beds: **6**
Bunk beds: **0** Cribs: **1** Sofa beds: **1**
Type of kitchen:

Other Features

Terrace Garden Parking

Equipment

Air Conditioning Dishwasher Oven
Microwave Coffee maker Washing Machine
Iron TV Satellite TV
DVD Internet Free Wifi
BBQ Garden furniture Garden and outdoor furniture



Season	Price	Minimum stay
2022 high Season 10/08/2022 - 26/08/2022	428,00 € / Day	7 Nights
2022 June 27/08/2022 - 30/09/2022 22/10/2022 - 04/11/2022	328,00 € / Day	7 Nights 7 Nights
2022 Low Season All 01/10/2022 - 21/10/2022 05/11/2022 - 16/12/2022	214,00 € / Day	7 Nights 7 Nights
2022 May 17/12/2022 - 31/12/2022	271,00 € / Day	7 Nights