

# Villa Guidi

Region: Emilia-Romagna **Sleeps: 20**

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## Overview

Villa Guidi is a stunning 12-bedroom villa nestled in the picturesque region of Emilia-Romagna. It offers a blend of elegance and comfort, ideal for a memorable Italian getaway. The villa's spacious layout features various well-appointed rooms, including multiple en-suite bedrooms, a grand living area with traditional Italian décor, and a fully equipped kitchen. The interiors are characterized by charming rustic furnishings, exposed wooden beams, and stone walls, creating a cosy and authentic atmosphere.

Outside, Villa Guidi is set amidst beautifully landscaped gardens, where guests can enjoy the expansive outdoor spaces. The villa boasts a private swimming pool with stunning views of the surrounding hills, perfect for relaxation and outdoor activities. A shaded dining area and BBQ facilities are ideal for al fresco meals, while the surrounding grounds include manicured lawns and walking paths.

The villa is conveniently located near Tredezio, a quaint village offering local shops, restaurants, and tennis courts. The nearby Mirabilandia theme park and the Zoo Safari Ravenna are great day-trip options for family-friendly fun. The scenic countryside, cultural attractions, Adriatic coast and historical cities such as Florence and Bologna are easily accessible, ensuring a rich and varied holiday experience.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interiors

### Ground Floor

- Entrance hall
- Living room
- Study with TV
- Guest WC
- Fully equipped kitchen with dishwasher, oven, kettle, toaster, microwave, blender, coffee machine and fridge freezer
- Wet kitchen
- Dining room seating 14 guests
- Formal dining room seating 22 guests
- Serra living room with TV
- Laundry room with washing machine, dryer, iron and ironing board

### First floor (sleeps 8 guests)

- Ballroom seating 50 guests
- Bedroom with single bed (80cm)
- Bedroom with single bed (120cm)
- Bathroom with shower
- Suite with games room, bedroom with twin beds (can be joined) and ensuite bathroom with shower
- Apartment with sitting room with TV, bedroom with 2 single beds (110cm each) and bathroom with bathtub
- Bedroom with king size bed (175cm)
- Ensuite bathroom with shower
- Ensuite bathroom with bathtub

### Second floor (sleeps 9 guests)

- Living room with kitchenette
- Bedroom with single bed (120cm)
- Bedroom with queen size bed (160cm)
- Bathroom with shower
- Bedroom with queen size bed (155cm) and ensuite bathroom with shower
- Bedroom with twin beds (85cm each, can be joined)
- Bathroom with bathtub
- Bedroom with twin beds (80cm each, can be joined) and ensuite bathroom with shower
- Staff bedroom and bathroom

### Tower (sleeps 3 guests)

- Bedroom with single bed (105cm) and ensuite bathroom with shower



- Bedroom with twin beds (95cm each) and ensuite bathroom with shower

#### **Outside Grounds**

- Private swimming pool (7m x 10m, depth: 1.2m - 2.5m), open from approximately May to September
- Pergola with outdoor dining
- Italian style gardens
- Pool house with outdoor kitchen, shower room and changing area
- Barbecue
- Parking
- Chapel on site

#### **Facilities**

- WiFi
- TV
- Hairdryer
- Decorative fireplace
- Washing machine and dryer
- Iron and ironing board
- Piano

## Location & Local Information

Villa Guidi, nestled in the scenic hills along the Romagna-Toscana border, offers an idyllic holiday destination that combines the charm of rural Italy with easy access to cultural and recreational activities. Located near the tiny village of Lutirano and just 3 km from Tredozio, this region provides a serene escape with authentic Italian experiences.

In Tredozio, a picturesque village one kilometre from end to end, you'll find everything you need: local butchers, bakers, general stores, and cosy bars. Head to Henry's pizzeria or enjoy a special Sunday brunch at the Locanda Guelfo for a delicious meal. Summer evenings in Tredozio are a treat, with concerts ranging from jazz to chamber music held in the ancient courtyard of Palazzo Fantini.

Outdoor enthusiasts will appreciate the area's public tennis courts and nearby golf courses in Forlì, Riolo Terme, and Milano Marittima on the Adriatic. The surrounding countryside is perfect for mountain biking, horse riding, and trekking, with trails offering stunning views. A walk through the woods from La Collina leads to the Urrai family farm, where you can sample traditional Sardinian cheeses made on-site.

For day trips, the beautiful city of Ravenna and the Adriatic coast are just over an hour away, while Florence, Bologna, and other historic Tuscan cities are within easy reach. Villa Guidi offers a genuine taste of rural Italian life, far removed from the usual tourist traps.

## Local Amenities

Nearest Airport	<b>Bologna Guglielmo Marconi Airport (91km)</b>
Nearest Airport 2	<b>Amerigo Vespucci Airport (98km)</b>
Nearest Village	<b>Tredozio (1.5km)</b>
Nearest Restaurant	<b>Tredozio (1km)</b>
Nearest Supermarket	<b>Tredozio (1.5km)</b>
Nearest Bar/Pub	<b>Tredozio (1.5km)</b>



Nearest City	<b>Forli</b> <b>(46km)</b>
Nearest Golf	<b>Circolo Golf dell'Ugolino</b> <b>(92km)</b>

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## What we love

- Traditional Italian charm with exposed wooden beams, stone walls, and high-quality furnishings.
- Expansive gardens featuring a private swimming pool, shaded dining area, and BBQ facilities for outdoor enjoyment.
- Close to Tredozio for local amenities and dining, with easy access to cities such as Florence and Bologna.
- Stunning views of the surrounding Emilia-Romagna countryside are ideal for relaxation and outdoor activities.

## What you should know...

- We recommend hiring a car to be able to explore everything that this beautiful region has to offer.
- Please note that there is a compulsory deposit to cover food costs, please see the T&Cs or enquire for more details.
- Please note that Villa Guidi is staffed, and therefore there may be a member of staff staying in the designated staff bedroom.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €5000 paid in cash or via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection. An additional deposit of €1000 per week for food is required.
- Arrival time: 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes, and housekeeping everyday included. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes, and midweek change included.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Extra cost based upon consumption, payable locally.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note home security devices may be installed at the villa, please enquire for further information.
- Property Licence Number: Pending.
- Other Ts and Cs: A cot and highchair are available at an extra cost, on request.
- Other Ts and Cs: Please note that this villa is fully staffed. There is an additional compulsory deposit of €1000 per week to cover food costs. This must be topped up by guests if it is all used.