

# Villa Bastion

Region: San Gimignano **Sleeps:** 13 - 15

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## Overview

This charming 7-bedroom villa in Tuscany, accommodating 13-15 guests, offers a delightful blend of comfort and traditional Tuscan character. The villa's layout is spacious, featuring inviting living areas, including a cosy lounge, a formal dining room, and a fully equipped kitchen. The interiors reflect the classic Tuscan style, with terracotta floors, exposed wooden beams, and rustic furnishings. Each bedroom is distinctively decorated, with a mix of double and twin beds and bathrooms that combine modern conveniences with a touch of historic charm.

Lush gardens surround the villa's expansive grounds and offer stunning views of the rolling Tuscan hills. Guests can unwind by the large private swimming pool, enjoy meals outdoors in the shaded dining area, or explore the olive groves and vineyards that envelop the property. The villa also includes a barbecue area, perfect for outdoor meals and gatherings.

Situated in the heart of Tuscany, the villa is ideally located for discovering the region's renowned attractions, including the historic cities of Florence and Siena, nearby villages, and local wineries. This villa provides a peaceful retreat for families and groups looking to immerse themselves in the Tuscan countryside.

## Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Working Fireplace/Woodburner • Heating • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interiors

### Ground floor

- Living room with sofas and fireplace
- Dining room
- Sitting room with sofas and TV
- Fully equipped kitchen with hob, oven, 2 fridges, microwave, dishwasher, coffee machine and toaster
- Guest WC

### First floor

- Bedroom with double bed and ensuite bathroom with shower
- 3 x bedrooms with double beds
- Bathroom with shower
- Bathroom with bathtub

### Attic floor

- Bedroom with twin beds
- Bedroom with single bed
- Bedroom with double bed
- Room with twin sofa bed (better suited to children)
- Bathroom with shower

## Outside Grounds

- Private pool (10.6m x 5m)
- Sun loungers
- Outdoor shower
- 2 x outdoor WCs
- Garden
- Panoramic terrace
- Two gazebos with lounge and dining areas
- Barbecue
- Parking

## Facilities

- WiFi
- TV
- Air conditioning (featured in all bedrooms and in the dining room)
- Washing machine and dryer
- Fireplace
- Hairdryer



- Iron and ironing board

## Location & Local Information

Villa Bastion is near Lastra a Signa, a charming town in the heart of Tuscany, just a short distance from Florence. This location offers the perfect blend of countryside tranquillity and easy access to vibrant cultural attractions.

Lastra a Signa is steeped in history, with its medieval walls and towers offering a glimpse into the past. Visitors can explore the town's historic centre, with its narrow streets, quaint churches, and local shops. The nearby Villa Caruso, once the residence of the famous tenor Enrico Caruso, is now a museum surrounded by beautiful gardens, providing a peaceful spot for a stroll.

The surrounding Tuscan landscape is ideal for outdoor activities, such as hiking and cycling. The nearby Arno River offers opportunities for kayaking and relaxing riverside walks. Wine enthusiasts will enjoy exploring local vineyards and tasting the famous Chianti wines.

Florence, just a short drive away, provides endless opportunities for sightseeing, including the Uffizi Gallery, the Florence Cathedral, and the Ponte Vecchio. Local cuisine is a highlight, with dishes like ribollita and bistecca alla Fiorentina and the region's renowned olive oil and wines.

## Local Amenities

Nearest Airport	<b>Amerigo Vespucci Airport (14km)</b>
Nearest Airport 2	<b>Pisa International Airport (73km)</b>
Nearest Village	<b>Lastra a Signa (2km)</b>
Nearest Train Station	<b>Lastra a Signa (2km)</b>
Nearest Restaurant	<b>Lastra a Signa (2km)</b>
Nearest Bar/Pub	<b>Lastra a Signa (2km)</b>
Nearest Supermarket	<b>Lastra a Signa (2km)</b>
Nearest City	<b>Florence (16km)</b>



Nearest Golf	<b>Golf Club Parco di Firenze (13km)</b>
Nearest Beach	<b>Livorno (83km)</b>

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## What we love

- Enjoy stunning views of the Tuscan countryside from the villa's expansive outdoor terrace and gardens.
- A large, private pool surrounded by lush greenery provides a perfect spot for relaxation.
- Situated in the heart of Tuscany, it's an excellent base for exploring Florence, Siena, and local wineries.

## What you should know...

- Whilst this accommodation can sleep up to 15 guests, please note that two guests will be accommodated on the twin sofa bed on the attic floor (better suited for children).
- Please note that air conditioning is only available in all the bedrooms and the dining room.
- 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: €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 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?: No. €350, payable locally. This is for a standard changeover clean. 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.
- Energy costs included?: Yes.
- Heating costs included?: Extra €500 per week from October to May, payable locally.
- Minimum stay: 4 or 5 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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?: 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 not allowed.
- Other Ts and Cs: Please note home security devices may be installed at the villa, please enquire for further information.
- Property Licence Number: 048017LTN7948
- Other Ts and Cs: 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.
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