

📍 Arezzo

# Villa Ninfeo

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## Key Features

- 6 bedrooms
- 5 bathrooms
- Sleeps 14
- Private pool
- Landscaped garden

## Home Layout

### Main Villa

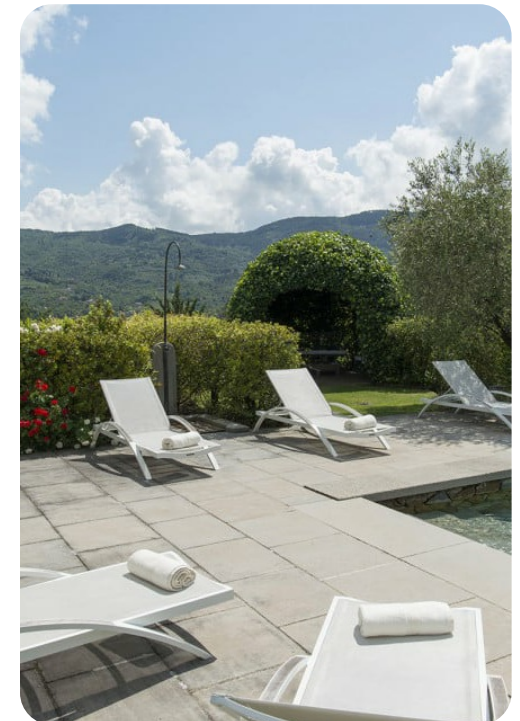
- Sitting/TV room with comfortable sofas, antique fireplace and large TV
- Additional sitting room with fireplace
- Dining room
- Equipped kitchen
- Bedroom 1 - Double bed, shared bathroom with hydromassage tub
- Bedroom 2 - Double bed, shared bathroom with hydromassage tub
- Bedroom 3 - Double bed
- Study with sofa bed

### Second Villa

- Huge living room with a high gable roof, comfortable seating and large TV
- Dining area
- Super-functional modern kitchen
- Bedroom 4 - Double bed, shared bathroom with shower
- Bedroom 5 - Double bed, shared bathroom with shower
- Bedroom 6 - Double bed, shared bathroom with shower

## Outdoor area

- Private pool
- Sun beds
- Wooden gazebo furnished with a dining area
- Outdoor furniture
- BBQ





## General

- Air conditioning in the bedrooms
- WiFi
- Private parking
- Bedding and towels provided
- Baby cot and high chair
- Iron and ironing board
- Washing machine
- Hairdryer
- Table Tennis

## Good to know

- Pets: On request, small size. (30,00 Euros per animal per week to be paid on site)
- Pool is open from the last Saturday in April until the first Saturday of October
- In the property but with independent access, lives the caretaker who do not interfere in the use of the park which is at the guests disposal. The presence of the caretaker should be considered positive as he is available for any technicality or information the guests may need.
- Electricity (300,00 Euros per week in high season and 250,00 Euros per week in other seasons)
- Tourism tax \*\*These costs, not included in the price list, will be calculated at the reservation time and due at the balance payment.

## Price includes

- Fully cleaned property equipped with linens
- Utilities: water - gas for kitchen use

## Extras on request

- Extra cleaning (22,00 Euros/hour per cleaner)
- Extra linen (15,00 Euros per person)
- Heating (300,00 Euros per week)
- Extra cleaning in case of animals (30,00 Euros/week/animal)
- Firewood (20,00 Euros/100KG)





## Places of interest

- Airport: Perugia 89 km, Firenze 100 km, Pisa 160 km, Roma Fiumicino 246 km, Milano Malpensa 431 km
- Train station: Arezzo 4,5 km
- Shops and services: Loc. La Pace 500 m (coffee bar, pizzeria, restaurant, grocery, post office); Arezzo 3 km
- Beaches: Tyrrhenian Sea - Castiglione della Pescaia 168 km; Adriatic Sea - Milano Marittima 150 km; Versilia 180 km
- Attractions within 100 km: Arezzo (historical center) 4 km, Anghiari 30 km, Cortona 32 km, Sansepolcro 35 km, Montepulciano 53 km, Pienza 60 km, Castelnuovo Berardenga 63 km, Lago Trasimeno 66 km, Gaiole in Chianti 61 km, Radda in Chianti 65 km, Siena 74 km, Bagno Vignoni 75 km, Firenze 86 km, Perugia 90 km





