

# Villa Dania

Region: Tuscany Sleeps: 13

## Overview

Villa Dania is located in the the hamlet of Fabbrica which was built in the medieval times by noble Italian families. It sits on top of a hill overlooking the magnificent Tuscan countryside, with miles of vineyards, olive trees and gentle hills at your feet.

Built in the 1800's it has been lovingly restored by its owners. They have kept the typical architecture as well as adding some modern amenities for your pleasure. Original furniture and furnishings have been left in the property, combined with arched ceilings and paintings this will bring guests back in time and give you a taste of what it was like then.

Located near Volterra, it is walking distance from the nearest village where guests can find restaurants, shops and cafes!

## Facilities



# Interior & Grounds

Villa Dania can accommodate up to 13 people and is 400 square meters spread on two floors.

## Ground floor:

Built in kitchen, fully equipped with oven, dishwasher and storage room. Living room with stone fireplace, sofa, armchairs, sat TV, large frescoed drawing room; dining room with a large crystal table, a double/twin room, library and a downstairs shower room.

## First floor:

Reached via a stone and wrought iron staircase. where you will get to a corridor leading to two double bedrooms (the master bedroom has a four poster bed); another corridor leads to two twin/double bedrooms (in three of these rooms it is possible to add a single bed for children); 1 bathroom with bath; 1 shower room.

## Outdoors:

Near the kitchen and living room, reached via 2 arched French windows is the garden with a stone floored loggia with table and chairs for al fresco dining, or relax on comfortable sofas, shaded by a hundred years old wisteria and admire the spectacular views of vineyards, olive trees, hills all the way to the marvellous city of Volterra. From a tiled staircase one can reach the lower garden with two imposing lime trees, behind which, protected by a tufa wall, can provide absolute privacy for guests. The swimming pool overlooks the stunning views( suitable for children) with a jacuzzi.

## Additional Amenities

- Barbecue
- Private pool, Dimensions: 7x14 metres, Depth: 1.5 to 2.5 metres



## Location & Local Information

The property is 150 metres above sea level and surrounded by cypress trees, vineyards, olive groves and wheat fields,  
For those who like to be active on holiday there are all types of activities nearby:

- Tennis 7 km
- Golf 12 km
- Horse riding 4 km
- Restaurant 4 km
- Shops 500 meters
- Spa 15 km
- museums 7 km

You can also find a doctor close by- 3 km and a pharmacy is only 400 meters away.

- Bank 500 meters
- post office 300 meters

The villa is just a short distance from the well preserved historical towns of Volterra and San Gimignano. The location of the farm is ideal for visiting the most important cultural and artistic centres of Tuscany.



# Terms & Conditions

- Security deposit: €400
- Arrival time: After 4 Pm
- Departure time: Before 10 Am
- Energy costs included?: Yes
- Heating costs included?: No. € 2,50 per cubic meter
- End of stay cleaning included?: Yes
- Linen & towels included?: Yes.Extra change of linen € 15 per person
- Pets welcome?: Yes. €50 per pet
- Changeover day: Saturday