

Villa Belvedere is set on an olive-covered hill in the heart of the **Chiana Valley** near Marciano della Chiana, an ancient medieval town of historical renown, as it was the site of the Battle of Scannagallo.

The villa provides a panorama of the valley, with **Cortona**, Castiglion Fiorentino and the Montecchio Castle in the distance. The elegant old villa still conserves signs of its past splendour in the **frescos** discovered during the recent restoration. There is also a **small Cottage** beside the main building.

The villa is surrounded by a **two-hectare garden** with meadows, olive trees and a natural wood of ash, oaks and old cypresses. A **large swimming pool** and a barbecue area with pizza oven completes this scenic part of the Chiana Valley.

Ideal for rest and relaxation, the villa is also strategically positioned to reach the most important artistic cities of central Italy: Rome, Florence, Cortona, Arezzo, Perugia, Assisi, Siena, Montalcino, Pienza.

It accommodates **18 + 4 people**.

### **Ground Floor:**

Kitchen with dishwasher, microwave oven - dining room - lounge with large fireplace, satellite TV and internet, game room - double bedroom **accessible to the disabled** - bathroom accessible to the disabled with washing machine - 2 double bedrooms (one with twin beds), with en-suite bathroom with shower.

### **First Floor:**

3 double bedrooms (one with twin beds) - 3 bathrooms with shower - terrace - suite with: double bedroom, living room with double sofa-bed bathroom with shower - possibility to add a third bed. Another suite with: double bedroom, living room with double sofa-bed bathroom with shower. Possibility to add a third bed.

### **Cottage:**

A small cottage **accessible to the disabled** is located beside the main building.

**Rooms:** double bedroom with satellite, bathroom with shower, living-room, porch. Possibility to add two single beds.

The Highway is A1 Milan-Naples, closest exit Monte San Savino

#### CLOSEST AIRPORTS:

Perugia San Francesco d'Assisi 80 Km

Florence "Amerigo Vespucci" 100 Km

Rome Fiumicino 230 km

Places of interest in the surroundings:

**Arezzo**, one of the main **Etruscan** city-states, 23 km

**Cortona**, sweeping vistas, charming *trattorie*, medieval castles - a quintessential taste of Tuscan life, 25 km

**Montepulciano**, Renaissance town, was the center of a centuries-long battle between Firenze and Siena, 30 km

**Siena**, a magnificent city of art with characteristic alleys, wards (*rioni*) and towers, 50 km

**Perugia**, with its Etruscan walls, a gorgeous Medieval center, is the ideal city for artists and art lovers, 67 km