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n Italy, every stone offers a story and every bend in the road a sweeping view, a work of art or a tempting trattoria. With a private villa as home base, you can wander, sample and explore at whim. Or opt out, settle yourself into a comfortable deck chair, and spend the day with your nose in a book and your toe in the pool. At your villa, no waiter will glare at you for skipping dessert, and there's no need to dress for meals when you're not in the mood. If you're someone for whom 'kitchen' and 'holiday' are mutually exclusive terms, take advantage of our flexible staffing or choose a villa with a built-in cook.

My wife Barbara and I founded Tuscany Now in 1992 with a single property in our portfolio: our own family home outside Florence, in Tuscany. Our 'family' has grown to include a staff of 15 in London and Florence, and the owners of the 200 properties who entrust us with their valuable homes. All of us are devoted to providing you with the ideal setting for your stay in the most beautiful country in the world - Italy.

Our speciality is the classic, sensitively restored farmhouse - with all the architectural variations you'll find in a country where each region is so fiercely proud of its uniqueness. We like properties that offer peace and privacy but are still within easy driving or walking distance of wonderful villages and, more practically, food shops. Quality, comfort and personality are the key criteria in our selection process, and we work closely with the owners and their staff to ensure seamless logistics and shared standards of service and hospitality.

We have packed as much information about each property into this brochure as the pages would reasonably hold, but you'll find more detailed descriptions, additional photographs, local information and more properties - including apartments in the cities and in the countryside - at our website. Better yet, call us in London: our staff can 'walk' you through the properties that interest you, and recommend the one that best fits your needs and wishes.

Ci veddiamo in Italia!

Simon Ball
Managing Director

The Italian Coast



Airports

Pisa (PSA - Galileo Galilei), Tuscany's international airport, is the point of arrival for Tuscany's central coast, but Rome's two airports, the larger Fiumicino (FCO) or little Ciampino (CIA) are more convenient for the south. Both are just off Rome's ring road, the GRA, and convenient to the motorways.

The international airport at Naples (NAP - Capodichino) provides access to the Amalfi Coast and its islands, and is an excellent starting point for a driving trip into the deep south.

Puglia has two surprisingly busy airports, Bari (BRI - Palese) for international flights and the much smaller Brindisi (BDS - Papola Casale) for domestic carriers and discounters.

Sicily's biggest and newest airport is Palermo (PMO - Punta Raisi); Catania (CTA - Fontanarossa) provides domestic airlines with lovely views of Mount Etna. On the mainland, the little airport at Reggio di Calabria (Tito Menniti) is another option for Sicily and the south.

Naples is the departure point for ferries to Sicily and the Aeolian Islands. More frequent service to the Aeolian Islands is available from Milazzo, in north-eastern Sicily. The hour-long trip across the Straits of Messina from Reggio di Calabria to Sicily, is spectacular. Most Italian ferries are designed to take cars as well as pedestrians.

Distances

Approximate driving times between town/city centres and airports:

- Bari → to Brindisi 1 hour 30 minutes
- Catania → to Milazzo (ferry docks) 2 hours
- Florence → to Monte Argentario 2 hours 30 minutes
- Naples → to Bari 2 hours 30 minutes
- Naples → to Reggio di Calabria 5 hours
- Palermo → to Catania 2 hours 30 minutes
- Pisa → to Monte Argentario 2 hours 15 minutes
- Rome [Fiumicino] → to Rome [Ciampino] → 20 minutes or, with traffic, up to 2 hours
- Rome → to Monte Argentario 1 hour 45 minutes
- Rome → to Naples 2 hours 20 minutes

Note that driving times assume perfect traffic conditions and a preference for motorways.

CASAMORA

PIAN DI SCÒ

SLEEPS 4 TO 42

Six separate residences accommodating 4 to 12 people each in twin or double bedrooms, all with private or ensuite bathrooms.

Priced according to size of party.



A SHORT DRIVE to the south-east of Florence, the estate of Casamora occupies a vast swath of land along the flanks of the Pratomagno mountains. In the 17th century it belonged to the Catholic church, which erected a convent overlooking the Val d'Arno, the valley of the Arno River. A century passed and it became a small farming village; two centuries later one of Italy's top architects has transformed into a rural haven, a dazzling combination of contemporary and traditional design that lies at the centre of an estate producing wine and olive oil. The old stone buildings now offer six luxurious holiday residences, including three nestled into the walls of the old hamlet (the 'Borgo') and three self-sufficient villas with private gardens and swimming pools. Every bedroom has a private or ensuite bathroom and all residences benefit from the estate's terrific range of facilities: wireless internet, a beautiful library stocked with books and periodicals, billiards, an enoteca offering food and wine, a theatre for private presentations, a concierge for touring advice and local bookings, and even a children's playground.



■ LOCATION

Situated between the Via dei Setteponti, once the main link between Arezzo and Florence, and the Pratomagno mountain range. The nearest shops and restaurants are in Pian di Scò, 1km/0.5 miles, while Figline Valdarno, 15 minutes, provides both supermarkets and a direct rail link to Florence, 35km/22 miles. Designer discount shopping around Figline and winery-hopping in the Chianti region within 40 minutes' drive.

■ THE BORGO

The residences of the Borgo are ranged around the main piazza, sharing a large swimming pool, 10 x 20m/32 x 64 feet, a shady loggia and a stone pavilion. All on 2 levels with entrances on both: **L'Ulivo** for 6 in 1 twin, 2 doubles, with eat-in kitchen, 2 sitting rooms. **Il Noce** for 8 in 1 twin, 3 doubles, with an eat-in kitchen, sitting room and loggia. **I Mell** footbridge to parking for 6 in 2 twins, 1 double, with 2 sitting rooms, dining room, kitchen and loggia.

■ THE VILLAS

All have private gardens and swimming pools averaging 5.7 x 11m/18 x 36 feet. **La Leccina**, with shaded garden near the main pool, for 6 in 2 twins, 1 double with eat-in kitchen, sitting room and terrace. **La Nocciolina**, on the main square, for 4 in 2 doubles with living room, eat-in kitchen and 3 terraces. **Le Magnolie**, with private gated park just off the main square, for 8-12 in 1 twin, 5 doubles with sitting room, kitchen and dining room.

■ ASSISTANCE/FACILITIES

All onsite staff speak English. **Facilities** Each of the 6 residences has a dishwasher, washing machine, spin drier, satellite TV with Sky English-language channels, a CD player, central heating and a telephone connecting through a central switchboard. Shared facilities include wireless internet, a library with books and computers, a billiards room, an enoteca offering food and wine, a theatre for presentations and gatherings, and a playground for children.

■ ACCESS

Airports Florence, 56km/35 miles; Pisa, 148km/92 miles. **Railway station** at Figline Valdarno free parking and a direct line to Florence, about 11km/7 miles. **Motorway** exit at Incisa Vald'Arno, about 14km/9 miles. **Parking** at Il Borgo, eight cars in total; La Leccina, two cars; La Nocciolina, two cars; Le Magnolie, three cars.

BELLONA DI SOTTO

PREGGIO
SLEEPS 10

2 twin bedrooms
3 double bedrooms
and one double settee bed
5 full bathrooms

The lower level of the house has been adapted for wheelchair access.

BELLONA DI SOTTO came into existence in the Middle Ages as a beacon tower; by the 14th century it had grown into a fortified farmhouse – a charmingly asymmetrical building that is as much part of the Umbrian landscape as the hills themselves. A recent restoration left the building's exterior virtually intact while updating the interior with impeccable taste. Walls painted in crisp white and floors laid in herringbone brick or terracotta tiles highlight lovely old beams, ancient wood ceilings and exposed stone walls. Each bedroom has its own modern bathroom, and there are two very well equipped kitchens: one to serve the main dining room, the other an outdoor kitchen adjacent to a stone loggia with a wood-burning barbeque. Below the house, a swimming pool shares a terrace with loungers and a third dining area with a barbeque. There is also a stone amphitheatre with full lighting and yet another dining area under a gazebo. An ideal spot for the active as well as the indolent, Bellona di Sotto is wonderfully located for touring both Tuscany and Umbria, whether by car or on foot along trails for all levels.



■ LOCATION

Preggio, 2.5km/1.5 miles, is a very pretty little village with an excellent restaurant, a caffè and small shops. Lake Trasimeno offers boating and water sports at Passignano sul Trasimeno, 30 minutes, also the ferry terminal for the trip to Isola Maggiore. Weekly markets and supermarkets at Umbertide, or on the lake at Castiglione del Lago, 40 minutes. Perugia, Assisi, Gubbio and Cortona can all be reached in less than 1 hour. Great walking country along trails and old Etruscan roads.

■ ACCOMMODATIONS

Ground floor Two sitting rooms connected by an archway and opening to the garden. Kitchen opening to loggia with sitting and dining areas. Dining room. Double bedroom adapted for wheelchairs with bathroom and separate entrance. **Lower ground floor** Laundry. **First floor** Reading room two settee beds. Two double bedrooms with ensuite bathrooms. Two twin bedrooms with ensuite bathrooms.

■ GROUNDS

Lawns with mature shrubs and flowers surround the house. The swimming pool, 5 x 10m/17 x 33 feet, is set into a terrace below the house with loungers, sun shades and a pergola with a dining area and summer kitchen and gas barbeque. The amphitheatre stands in front of the forest with an adjacent gazebo and barbeque for outdoor dining. Benches are scattered around the grounds for reading and contemplation.

■ ASSISTANCE/FACILITIES

The English-speaking caretaker lives in an independent residence on the estate. **Facilities** Dishwasher. Microwave. Two barbeques. Two washing machines. Satellite TV with Sky English-language channels and DVD/video. CD/Cassette player. Books, games and toys for small children. Central heating. Fans in all bedrooms. Mosquito nets on all windows. Safe. Fixed telephone line. Wireless broadband internet computer not provided.

■ ACCESS

Airports Perugia, 30km/18 miles; Florence, 2 hours. Rome, Pisa and Bologna, about 2 hours 30 minutes. **Railway station** at Cortona-Terontola *inter-city* lines, 50 minutes, or at Umbertide *local* lines, 20 minutes. **Motorway exit** at Valdichiana or Orte with paved roads leading to the property's long (3km/2-mile) white access road. **Parking** for five cars.

CASSETTA SELVELLA

GIOIELLA
SLEEPS 2 OR 5

2 double bedrooms
+ 1 single settee bed
2 full bathrooms

"It is definitely one of the nicest villas we have stayed in - it exceeded our expectations. Stunning location - the views were beautiful. The property itself was lovely - very well equipped and beautifully decorated. We very much enjoyed having the use of the vegetable garden, too."
MANCHESTER, ENGLAND

Priced according to size of party.
Air-conditioned bedrooms.

COUNTRY LANES AND FIELDS of corn and sunflowers provide the setting for Casetta Selvella, a pretty and exceptionally peaceful stone cottage with bright, airy interiors and a lovely view of rolling farmlands. Comfortable and practical, the two-storey house features living areas with terracotta floors that open to sunny terraces and a fully fitted kitchen equipped with excellent appliances. A garden with a very productive vegetable patch surrounds the cottage and leads to a swimming pool positioned to capture the sun from dawn till dusk. Although ideal for a quiet holiday or as a writer's retreat, Casetta Selvella is situated within an easy drive of Lake Trasimeno and the many hill towns scattered in the area.



■ LOCATION

In the gently hilly farmlands west of Lake Trasimeno. The nearest village, Gioiella, 1.5km/1 mile, boasts a single shop and caffè; Castiglione del Lago, 9km/6 miles, offers a much broader choice. Hilltop villages abound: Chiusi, 16km/10 miles, boasts an Etruscan museum; Montepulciano, known for its fine wines and Chianciano Terme, a spa town, lie to the north. Siena, Perugia and Orvieto can be reached in 1 hour.

■ ACCOMMODATIONS

Ground floor all rooms have glass doors leading outside Living/dining room opening to study with single settee bed. Kitchen opening to loggia. Bathroom. **First floor** Two double bedrooms. Bathroom.

■ GROUNDS

A small garden of lawns and shrubs is skirted by fields that give way to forests, with the nearest neighbour some distance away. The vegetable patch, from which guests may help themselves, is planted just above the house. The private swimming pool, 4 x 8m/13 x 26 feet, is set on a terrace steps from the study door.

■ ASSISTANCE/FACILITIES

Helpful offsite owner/caretaker. **Facilities.** Dishwasher. Microwave. Washing machine. Satellite TV with DVD/video. CD/cassette player. Air conditioning in the bedrooms. Central heating. Fixed telephone line. Wireless ADSL internet internet compatible.

■ ACCESS

Airports Florence, 1 hour 30 minutes; Rome, 2 hours; Pisa, about 2 hours 20 minutes. **Railway station** at Castiglione del Lago for Florence and Rome. **Motorway exit** at Chiusi-Chianciano Terme, 16km/10 miles from the property, including a few hundred metres /yards of good white road. **Parking** for two cars.