

Podere Nuccioli



Guest Information

Updated Sept 2023

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Welcome to our Tuscan home – “Podere Nuccioli “

We are delighted to be able to share our family home with you, and sincerely hope you enjoy your stay. The villa is over 800 years old, and prior to our ownership was a dilapidated farmhouse. We have owned the property since 2005, it took 5 years navigating Tuscan planning laws, to restore it to it's current condition. Surrounding the villa we have 25 acres of forest, fields, and olive groves, and in the Autumn we harvest and produce a single origin IGP Extra Virgin Olive oil.

Udesh – our trusted property manager will be available during your stay. Any questions related to the house, garden, pool and local area, he will be able to assist. He can be contacted during normal working hours on the following number +39 3924135788 Should you require any extra assistance, please ask directly. Udesh can provide extra support and services for a modest fee. Alternatively contact the Tuscany Now and More Concierge.

If you need to contact us as owners during your stay we can be reached via jeremyblanchard@me.com or by phone +447715233222.

Wishing you a wonderful stay. Buone Vacanze!

Jeremy and Jane Blanchard



Information and a Few House Rules we kindly ask you to respect:

- **No smoking** anywhere inside the house or covered areas. Use ashtrays outside and extinguish and dispose of carefully. There is a huge fire risk on dry land particularly in the summer.
- **No glass or crockery to be taken to the pool area.** Plastic and wooden plates and glasses are available in the kitchen for pool use. This is primarily for guest safety but is also a government regulation that is enforced by spot fines.
- Air conditioning is available in all bedrooms – in respect to the environment, please close doors and windows to the room when the AC is in use. We kindly ask you turn off the unit during the day when the room is not occupied. They will be turned off when the rooms are cleaned if left on while the room is unoccupied.
- Doors and windows that are open **must** be secured by their hooks to stop them banging – strong gusts blow through the house and can cause damage.
- Turn off lights when going out – there is a central switch for all lights to be turned off to the left of the front door on exit.
- Candles are **NOT** permitted due to fire risk. Battery powered LED candle lights are available.
- **Security** - All doors and ground floor windows **must** be closed and locked at night or when vacating the property. Any losses that arise from not securing the property will be the responsibility of the guest.
- Sky lights in master bedroom, and upstairs rooms are fragile, treat with care.
- Mezzanine floor in Master Bedroom is **strictly** out of bounds.
- Please do not touch alarm panels.
- Please do not touch the automated control panel in the kitchen. Udesh will operate as required.
- The drum kit is not to be moved outside.
- **Outdoor cushions and towels** – suggest you cover or put away to save them being damp the next day, and hang pool towels to dry for use the next day on the racks provided.
- Furniture and ornaments **may not** be moved or repositioned.
- The artwork is not to be touched or moved or used.
- Strictly No vehicles in the courtyard.
- No Charging of electric vehicles on domestic supply. (Charging point to be installed with costs of use paid by guests)





Restaurant Recommendations

Restaurants are a very personal choice, but we consider ourselves a family of foodies, and really enjoy eating out, important to us is great quality food, good service and appropriate value for money.

There are obviously many other choices available to you.

Fiesole

- **La Reggia** – Superb meat and traditional Tuscan offering with a beautiful view, spectacular wine list and wonderful for a special dinner. Ask Udesch to book, so you get a table on the terrace outside. A short steep walk up the hill from Fiesole village, if this is difficult the restaurant will provide a car to collect.
<https://www.lareggiadeglietruschi.com>
- **Vinandro**, in the Fiesole Village square. It is part of the slow food movement with the emphasis on seasonality. Small casual dining inside or preferably outside in the summer evenings. Extremely friendly service. Ask Udesch to book.
- **Pizzeria San Dominica**, on the road below Fiesole, wood oven pizza, open for lunch and dinner, perfect relaxed family food, pizza, pasta and daily specials.
- **Coquinarius** – bistrot style restaurant with a varied Italian menu, on the Fiesole hill side, also with a sister restaurant in Florence. Can book on line.
<https://www.coquinarius.it/en/fiesole-restaurant/>
- **Buca La Fatta** – casual pizza restaurant in Fiesole, simple and reliable.

Florence

- **Cibreo Restaurant**, excellent fine dining formal Tuscan restaurant, part of a group of restaurants, trattoria and coffee shop including Cibreo
<https://www.cibreo.com/en/cibreo-restaurant/>
- **Cibleo** – a new favourite for lovers of Tuscan Asian fusion cuisine, small intimate only suitable for couples or small groups.
<https://www.cibreo.com/en/cibleo-en/>
- **Casella 18**, great for a lunch stop when in Florence. Very close to the Duomo and Grom for Gelato after. **Address:** Via Santa Elisabetta, 18, 50122 Firenze FI
Phone: 055285595. <https://www.thefork.com/restaurant/casella-18-r308007>



Activities and Recommended Things to Do nearby

For History, Art and Fashion lovers

Florence – Duomo, Uffizzi, Accademia, Pitti Palace, Science Museum, Gucci Museum and lots more – be sure to book tickets in advance especially in the summer months. In October 2023 – the restored Vasari Corridor is to be reopened and should be worth a visit

Fiesole – Etruscan Amphitheatre, and town – in the summer months there are a series of night time concerts in the amphitheatre – check on line

For children / teens

There are two great tree climbing/ high rope experiences within 10 minutes by car
A smaller one at Vincigliata, and the larger one Parc Avventura at Pratolino which has a challenging course for adults too. Full equipment and training available. Be sure to take mosquito spray! <https://www.parcoavventurailgigante.it/en/>

For keen shoppers ...

The Mall is the go-to place for all the European designer brands at outlet prices. It is a 45-minute drive by car. <https://firenze.themall.it/en/news/the-mall-luxury-outlets-collection>

Barberino – has another outlet mall with a wider mix of stores from designer to high street brands. <https://www.mcarthurglen.com/en/outlets/it/designer-outlet-barberino/>

Florence – of course has every level of shopping from designer shops on Via Tornoboni and surrounding streets, Luisa Via Roma, and Rinascente well known department stores – to many artisanal shops with Perfume, Leather Goods, Fashion, Vintage, Homewares, and jewellery.

For keen cyclists.....

This area is extremely popular with both road cyclists and mountain bikers – Jeremy is a keen cyclist and can help with advice, and routes from the villa

Tuscany companies that we would recommend contacting:

<https://www.ciclismoplus.com/rent-a-bike-in-tuscany/> Canyon Bikes available in Fiesole

<https://www.tuscanybicycle.com> in Gaiole – South of Florence

<https://www.instagram.com/tuscany.cc/> - contact Jason for guided rides

<https://vistacyclingtours.com/custom-tours/> - contact David



For food lovers....

Besides the incredible array of pizzerias, trattorias and ristoranti all over Italy. You must eat Gelato – not the manufactured kind, sold in all the tourist hot spots but Artiginale gelato made on the premises ! One spot we love is the original “Grom” shop on a side street of Piazza del Duomo. <https://www.grom.it/en/grom-philosophy-and-history.php>

Two markets to visit

Mercato Centrale - The Central market, near to San Lorenzo in Florence, is a great spot to sample Italian oils and balsamic vinegars and is a favourite for tourists to see a huge array of Italian food. Upstairs there is a food court and a cooking school.

For a more authentic Italian experience, where the locals shop - head to **St Ambrogia Market**, (near Piazza Beccaria). If you go early there is a car park underneath which normally has spaces, and you can purchase food to bring home to cook. Incredible fresh meat, fish, cheese and deli counters, with fresh fruit and veg outside.

For wine lovers

So many to choose from but our favourite experiences are

Bibi Graetz, Truly local wine of the highest quality <https://www.bibigraetz.com/en/index> based in Fiesole square.

Castello di Ama – one of the finest Chiantis, in a beautiful village, with bespoke Art installations around the winery, be sure to book ahead for lunch, wine tasting and art tour <https://www.castellodiama.com/en/>

Capenelle – a boutique winery - well worth a visit – ask for Barbara to book a tasting. <https://web.capannelle.it/en/>

Other well-known historic wineries to visit

- Antinori <https://www.antinori.it/en>
- Mazzei, <https://www.mazzei.it/en/>
- Frescobaldi, <https://www.frescobaldi.com/en>
- Badia e Coltibuono <https://www.coltibuono.com>



General information

Air conditioning

Air conditioning is available in all the bedrooms. We normally find this is only required in the summer at night. We suggest that you turn this on 1-2 hours before sleeping and close all doors, windows and shutters to allow time to cool. We ask that for the benefit of the environment that you turn off the air con when not in the room.

If air conditioning is left running it will be turned off during routine cleaning. As of 2022 electricity costs have increased over 5 times, as such your understanding & cooperation is much appreciated in following this request.

Bar

You will find a variety of complimentary spirits available for you.

Should you require any additional or specific items these can be purchased locally.

Barbeque

There is a Charcoal BBQ available to guests, Udesh can provide a starter amount of fuel after which you will need to purchase. Available at the Coop in the village.

Bathrooms

All bathrooms are ensuite and have ventilation fans available for use when showering on one of the light switches, or alternatively open the windows.

Sanitary items; please use the bins provided so as to not block up the systems

Nappy Disposal, please advise if this is required and Udesh can provide a dedicated bin which will be kept outside from where he can dispose of. We ask that Nappies are not left in bins in rooms or bathrooms and **NOT** in the food preparation areas. The dedicated bin is the only bin that should be used.

Bed linen and Towels

Bed linen is changed weekly on Saturdays, and an extra towel change on Wednesday. If you require additional please ask Udesh, for which there will be an additional charge.

Catering

We can organize an in-house meal service for everyday meals.

Please discuss your requests 24 hours in advance to Udesh, and confirm meal times.

Payment to be made directly to Udesh.

External chefs can be arranged via Tuscany Now & More concierge service. Any function plans must be arranged, organised and agreed in advance.



Check In and Check Out

Check In Time in accordance with Tuscany Now & More

Upon arrival Italian law dictates that we take a copy of all adult passports and complete the formal registration process. We will do this immediately and return your passports. Tourist Tax will be applied to all eligible guests at the prevailing rate. This is a cost beyond our control and is a legal obligation as outlined in the booking terms by Tuscany Now and More. Check in from 4pm.

Check out times is 10 am and needs to be strictly observed so as to allow time to prepare the house for incoming guests. Your cooperation and understanding is much appreciated.

Kitchen

We love our kitchen, we hope you will enjoy using it too, enabling you to produce some delicious food during your stay. If you are unsure of how to use any appliances Udesh will be happy to demonstrate.

There is an induction hob, two large double ovens, and a Teppanyaki grill. The warming drawer is below the ovens, and we suggest turning it on 30 minutes before use to warm up.

For coffee lovers, the La Marzocco can make an excellent espresso in the hands of an experienced user. If not, it can be messy and time consuming! When heating milk, the milk wand **must** be cleaned with a soft damp cloth after every use, to avoid bacteria build up. If not left as found additional cleaning fees will be applied at the end of your stay. Request guidance from Udesh if you are unclear. In addition, you will find a number of alternative coffee machines many of which are easier to operate.

Dishwasher, you will find dishwasher tablets under the sink. Please use only tablets in the machine. No dishwasher liquid to be used as this has marked the cabinets when spilt in the past.

Udesh can show you how to operate any of the equipment

We would advise you to clean up the kitchen and dishes after every meal otherwise flies will be attracted inside.

Garbage / Rubbish

Kitchen waste should be sorted by

- organic/ food waste
- general mixed waste,
- paper, cardboard
- plastics, metals, glass, cartons

Separate bins are provided in the kitchen, under the sink, as well as recycling bins. Udesh will dispose of the rubbish for you on a daily basis off site.



Garden

Please enjoy all parts of the garden, you will find plenty of herbs for cooking available in the kitchen garden area – basil, rosemary, mint, thyme, etc. Depending on the time of your visit you will also find figs, apples, pears, plums, almonds, growing in the grounds. In the fields around the house at certain times of the year there is wild asparagus, and also some very rare wild orchids.

Grass – some parts are irrigated at night by a sprinkler system, as such items left on the lawn could get wet.

Our gardeners will periodically be visiting the house to maintain the garden and cut the lawns, they will endeavour to do this with minimal inconvenience to our guests.

Gym

This is located on the lower terrace below the house and is entered from outside. You will find a variety of equipment, and free weights, mats etc.

The smart TV screen can be used to be mirrored to your own device.

Air conditioning unit is switched on inside, please ensure to turn off AC and all machines after use, and lock the door.

All equipment is used at your own risk.

Heating

All rooms in the house and barn have under floor heating – which will be used in the cooler months. This is charged as an extra – €50.00 Euros per day of use. Please confirm on your arrival if you require the heating for the duration of your stay.

House keeping

Daily cleaning and attendance of 3 hours is included during your stay normally between the hours of 9am and 1pm.

This will include bathrooms and bedrooms, and common areas. This does not cover clearing up after meals and washing dishes. If you require extra help please request from Udesch, and the extra hours will be charged to you at €20.00 per hour.

Laundry

A washing machine / tumble dryer is available in the kitchen of the barn for your use.

If you are only occupying the main house, please ask Udesch for access. A drying rack, iron and ironing board can be found in the basement of the main house.

If you require laundry doing for you Udesch can arrange, as an extra.



Lights

Inside the house please turn off all lights when not in use. Some lights in the living areas of the house are on dimmer switches – which are activated by holding down the switch and releasing. Eg the sky garden lights above the kitchen table, which are very beautiful when dimmed!

Outside lights around the house automatically will be activated at dusk and turn off later at night.

Pool lights are switched on manually – the switch is located within the wooden cupboard under the pergola at the pool.

Music

In addition to the Wi-Fi/ Bluetooth enabled Sonos system in the house, there are two portable speakers for use around the house and garden. While showerproof they should be protected from exposure to water. These are connected via Bluetooth

Olive Grove

Most of the olive trees that you can see from the house are on our land including parts of the forest areas. We harvest and produce our own olive oil, in October/ November. Our olive oil is available to purchase when in stock.

Pool

Our pool is 1.2 metres deep at the shallowest end, and 2.0 metres at the deep end.

Please supervise children at all times.

No glass or crockery is to be used by the pool, plastic plates and glasses are available in the kitchen. Food should not be consumed in the pool itself, as this can block the filters. This is an enforced regulation by the local Govt agencies.

The pool is cleaned and maintained during the season normally early morning. Do not touch any of the maintenance equipment yourselves, and do not enter the pool if the robot cleaning machine is inside.

The pool can be heated, but this must be requested in advance, as the heating takes two days to activate fully. Normally in the summer months heating is not required.

Pool heating is an extra charge agreed in advance.

Pool Towels

Pool towels – one per guest will be given to you at check in – please hang and dry on a daily basis.

If you require further supply please ask Udesh.



Security

Beware of leaving doors and windows open for long periods of time – in any country there are always opportunist thieves. We have not had any incidents of theft but we ask you to be prudent as you would be in your own home.

Shopping – food!

Italians generally shop locally and on a daily basis for fresh food, that is in season and grown in Italy- that's why Italian food tastes so great!

A small Co-op supermarket is in Caldine 1 km from the house, and stocks most essential items, fresh meat, cheese, bread, fruit and vegetables. Fresh fish on Fridays! Wine, drinks and some frozen items too!

Opening hours 8am to 8.30pm Monday to Saturday. Sunday usually 8.00 am to 1pm.

Note that the CO-OP may not open every Sunday, so be sure to stock up before.

Larger hypermarkets are available 30 minutes away towards Florence, one close Le Cuore, plus Coop Fi in Sesto Fiorentina and Esselunga which are two of the best.

Spa

The spa bath – this is a simple on off Jacuzzi.

The steam shower has multi functions controlled from inside the shower, please refer to the instructions, and please turn off after use as this is a heavy consumer of electricity.

Table Tennis

Available in the courtyard, balls and bats are located under the covered seating area

Tennis

The nearest tennis courts are 5 minute drive away on the road approaching Fiesole, both hard courts and shale, can be rented at very reasonable rates.

Tennis rackets should be taken with you, please ask Udesch in advance to borrow ours.

Telephone ahead to book a court on an hourly basis. Tel : 055 541237

Fiesole Tennis Via Pian del Mugnone, Fiesole

Telephone

There is no land line available, as such any conference/group calls will need to be managed over mobile networks or wifi.



Transport / Taxis/ Trains

Most people use their own vehicles or a hire car to reach the villa, and the small villages around.

The most efficient way to visit Florence is by **train**. There is a station in Caldine (10 min walk from the house) or a 3 min drive. You can park a car at Caldine Station. The train journey is 12 mins to the centre.

To book tickets the easiest way is to use the "trainline " app and book Fiesole- Caldine to Firenze Santa Maria Novella. At most times of the day the trains run every hour, although there may be gaps in the late morning – check the departure times carefully. It is a really reliable, and cheap service and we regularly use it to avoid the traffic, one way systems and difficulty of parking in central Florence. This local train also connects easily to the main lines to Bologna, Pisa and Rome at Santa Maria Novella Station.

Taxis are difficult and expensive to arrange to pick up from the villa, as they have to be called from Florence. However, they are available in Florence to return to the villa from the central taxi stands.

The central number for taxi booking is 055 4242

TV Room

There is a variety of games in the TV Room please let your children use them, we would just ask you to tidy up during your stay, and leave as found ready for the next guests.

TV, DVD, X Box and Wi are all available with controllers, and instructions

TV

There is a Smart TV and DVD in the TV room and also a TV in the living room in the barn. Basic news channels in English are available. We use the house as an escape from daily life as such have chosen to have this limited option. English sport is hard to get in Italy even with Sky, as such if you have a desire to follow UK/ US sports, we suggest signing up to a VPN on your own devices while at the house. These can be mirrored on to the smart TV. Please sign out of your subscription services prior to departure.

Wi Fi

We have 1 wifi zone for the whole property, which can sometimes be a little temperamental mainly due to the rural location. It's not fibre, so not as fast as so many of us city dwellers are used to

House Network : **PodereRenuccioli**

Password : **caldineblanchard**



Wasps and Mosquitos

In the height of the summer we are prone to both wasps and mosquitos. We do a periodic spray of the property to minimize them, and remove as many nests as possible, but they are impossible to eliminate completely.

Wasps tend to hover near the edge of the pool on very hot days to drink, we have fortunately had very few incidents of stings provided adequate precautions are taken, even with children jumping in and out of the pool.

Mosquitos are generally around at early evening. We recommend using prevention spray. Mosquito screens are fitted on all bedrooms and the TV room – do not open these at any time.

Walking

If you enjoy hiking, or just a casual stroll there are great walks straight from the villa. A strenuous, early morning 2 hour / 8 km hike is a round trip up to Fiesole and back. Beautiful views and a coffee stop enroute. Alternatively head down the hill into the little valley below for a flatter, loop through the fields and woods of 2-4 km. Suggest to use a walking app such as “kamoot “, and follow the red/ white trails that you will see marked out on the roads and footpaths around.

Wildlife

We are in a rural location, so naturally are surrounded by wildlife, we frequently see small deer, wild boar and hares around the fields.

They will generally not come close to the house, due to their timid nature.

Please ensure that wooden gates are kept closed into the fields, and the swimming pool at all times. Equally please be conscious of leaving/ spilling food on floors or tops as this can attract unwanted pests.

Windows and Shutters

All windows have shutters fitted; they really help in managing the heat in the summer. We recommend closing the shutters when the sun is on the side of the house, it will keep the inside of the house cool.

In the shade it is great to open windows and shutters, but please ensure they are hooked back, otherwise they bang in the wind.

