



**“Tuscany is the ultimate
canvas, painted with the hues
of history and culture.”
(Leonardo da Vinci)**

**WELCOME TO
CASALE CORTONA**

Benvenuti a Casale Cortona!

Welcome to Casale Cortona!

We are delighted to host you at Casale Cortona, your tranquil and rustic escape in the heart of Tuscany. We hope you enjoy it as much as we do! Whether you are here to explore medieval villages, sip Chianti by the vineyard, or just relax in the spacious and beautiful pool garden, we hope your stay is everything you imagined – and more.

Please take a few minutes to read through the following home instructions to help you settle in and enjoy your stay. We also would like you to tell us if we can improve anything, or if anything is missing that would improve the quality of the stay in our farmhouse. Lastly, please consider giving us a 5-star rating. If anything was not to your full satisfaction, please let us know during your stay, so we can solve the issue and learn. Please take good care of the house and thanks so much for your cooperation. Enjoy your stay!

Thomas Kurmann, Owner
Andrea Curci, Property Manager

Table of Contents

Essentials.....	2
Indoor.....	3
Outdoor.....	8
House rules.....	13
Food & Drinks near Casale Cortona.....	15

Essentials

Check-in and Check-out

- **Check-in:** From 3pm onwards
- **Check-out:** By 10am (please respect this time to allow cleaning for the next guests)

Handover of keys

Property Manager Andrea Curci will welcome you and hand you over **2 sets of keys (3 keys in total)**: 2 for the main entrance, and one for the door at the back of the house (storage room). The key for the storage room entry door stays in the lock at all times. The key for the shed is also available (big key in the picture below). The gates around the house remain always open.



Address Casale Cortona, Case Sparse Teverina 38, 52044 Cortona // Website: <https://casale-cortona.com>

Emergency contacts

Fire/Police/Ambulance: Dial 112.

Nearest Hospital: *Ospedale Santa Margherita*, Localita Fratta, 145, 52044 Cortona. Open 24 hours.

Phone: +39 0575 6391

Our local contact

Property Manager Andrea Curci: +39 378 081 7017

Wi-Fi & Technology

Wi-Fi Networks: There are several networks. *CasaleCortona* (for the ground floor). *CasaleCottonaprinipale* and *CasaleCortonaextender* (for the upper floor), *Casalecortonapool* (for the garden, although not really strong at the pool due to the trees in the way). **Password:** *Cabrera1967&&&* (the same for all networks)

Do not manipulate the Wi-Fi appliances to secure constant service. The smart TV is connected. Use the remote to access Netflix and other streaming services (Login with your own credentials)

Bluetooth Speaker

Located at the entrance to your left on the window, you have at your disposal a BOSE bluetooth speaker. Hold the bluetooth button to pair with your device. A charging cable goes along with it. You also can take it to the pool of course.

Indoor

Kitchen

Water in the kitchen: The knob to the right is “hot”, the one to the left is “cold”. Might be counterintuitive for many of us 🤔



Gas stove & oven

Push and turn knob and hold while pressing the lighting button.



Dishwasher:

We offer you some complimentary pods in the welcome basket. Here is how we recommend you use the appliance (Eco mode):

Press the buttons according to the steps in the picture from 1 to 4. Normally, the 58min program at 60° C is sufficient.



Coffee machine

As a courtesy, we have left you some pods for the Lavazza coffee machine. First, open the handle, then insert a pod, close the handle, press the power button, and when it stops blinking and the light is steady on, the machine is ready. Press the button to pour coffee. If you want a small espresso, press the button again to stop the water flow.



Refrigerator



There are two refrigerators. There are ice cube trays in the fridge. Also, we have added a water filtering pitcher as pictured below. The water is normally safe, but the filtered water is even better!

Washing machine



You find the washing machine in the storage room. There is a lot of material in the storage room we use for the maintenance of the house. Please do not use these objects, unless you find something that you urgently need 🙄 such as the **orange emergency box**.

We left you some pods in the Welcome basket. Please use the cold (freddo) or 20° program, unless you really have dirtier stuff to wash (40°), as the other programs last forever.



To dry the clothes, you can use either the drying rack behind the fridge or the drying rope outside. Despite preventive measures, there are sometimes colonies of aunts using the rope as a bridge from one tree to another. 😏

Kettle & Microwave

They both should be self-explanatory 😏



Toaster



HOW TO MAKE TOAST

- 1) Insert the slices of bread to into the toaster slits. You can use the clamps (A) supplied.
- 2) Turn the knob (D) to set the desired toasting level
- 3) Lower the ON/OFF lever (B).
- 4) After a few minutes the toasting is completed and the slices of bread (or clamps) are ejected upwards.
- 5) After use, press the button (E) to switch the appliance off.
- 6) Disconnect the power supply cable from the power point. Remove any residues from the crumb tray (I).
- 7) After use, we recommend using the cord storage (H) to wrap the cord around the appliance base. Press the button (E) to stop the toasting at any time.

DEFROST FUNCTION

You can use the appliance to defrost frozen bread slices.

- 1) Place the frozen slices of bread inside the slits. You can use the clamps (A) supplied.
- 2) Turn the knob (D) to set the toasting level to position "1".
- 3) Lower the ON/OFF lever (B).
- 4) Press the button (G) to activate the defrost function. The button remains lit throughout the defrosting time.

If you want to defrost and bake bread at the same time, adjust the toasting on higher levels.

WARMING FUNCTION

You can use the appliance to warm the slices of bread.

- 1) Insert slices of bread inside the slits. you can use the clamps (A) supplied.
- 2) Lower the ON/OFF lever (B).
- 3) Press the button (F) to activate the heating function. The button remains lit throughout the warming time.

The warming time is fixed and can not be modified.

Blender

You find a blender in the big corner cabinet. The use of it should be pretty self-explanatory.

Ceiling Fans and Room lighting

Make sure that the “Room” switch is on (I am sure you will figure it out 😊), then you can use the remote control to manage lighting (3 different lighting colors by pressing the button several times) and the fan. Speed is from 1-6. Make sure that you press the “F” button in Summer, the “R” button in winter. You also have a timer function for 1, 2 and 4 hours.



Windows and Shutters: Management of temperature in the house

Open the wooden shutters during the day to let in light and air in the bedrooms. Close them if there is direct sun exposure to prevent the room from heating up. In the communal areas I recommend to keep them open at all times. Please close the windows during windy conditions to prevent damage. Unfortunately, there are not everywhere mosquito nets available, and the current ones are broken. They needed to be replaced, but the handymen could not pass by to do the work before summer.

Outdoor

Pool Area (Open May to September)

You can use the pool 24h, of course. There is an automatic timer for the pool lighting. Maximum depths is roughly 1.90m. *Safety:* No lifeguard on duty. Children must be supervised at all times. Our gardener is stepping by from time to time to execute pool maintenance or to mow the garden. There is a specific tool to clean the pool from leaves by yourself from time to time.

Umbrellas: Please open the umbrellas carefully with the winding system, and close the umbrellas when leaving the pool area as the wind can damage them if left open.

Outdoor Areas

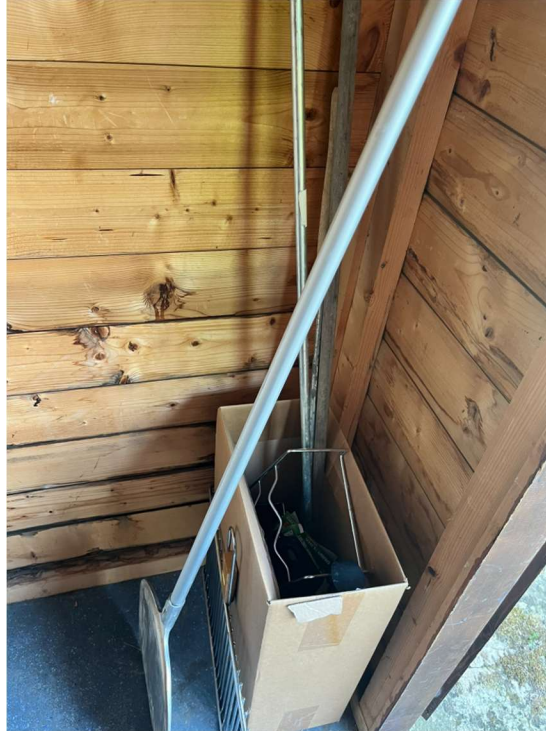
Enjoy your meals outside on the patio behind the farmhouse or in the garden pergola.

The lighting for the pergola can be found hidden by leaves on the right column.



Grill

Located behind the farmhouse. There is wood available and tools in the shed to the right when entering. Please clean the grill and the utensils after use.



Instructions for use:

1. In the center of the oven build a pyramid of kindling covered with larger logs
2. Once lit, leave the door open to allow good airflow
3. The pizza oven can take about 2 hours to heat up – you will know it is hot enough when the majority of the inner ceiling is white
4. Use the metal brush (not plastic) to sweep the wood to the back of the oven
5. Sprinkle semolina onto the metal paddle
6. Place the pizza base on this and then add toppings (thin bases work better)
7. Carefully place the pizza into the center of the oven with sharp backward pulls of the paddle
8. The pizzas only take a couple of minutes to cook
9. To remove the pizza slide the thin metal paddle under the pizza

The Shed





The Shed

In the shed, you find:

- Sun beds and loungers
- Chair and lounge covers, cushions
- Table cloths
- Swimming pool tables
- Lighting globes
- Yoga mats
- “Toys” for the pool

Please put the covers back into the shed every evening after use. You can leave the key in the door lock.

Lighting

There is solar lighting in the garden (charged throughout the day, and turned on automatically at night, see picture to the right). Also, you find in the shed these lighting globes. They charge throughout the day if exposed to sunlight and give automatic lighting at night. They can be used on tables for example.



Indoor Lighting

There is automatic stair lighting indoors. There are appropriate cables at the house entrance to your left where the keys are to charge them once they run off of battery.



Security

You find fire extinguishers behind the pizza oven, as well in the house. Also, do not worry about closing the gate leading to the backyard patio and garden.



Cleaning & Housekeeping

Please keep the house as clean as possible. You find some cleaning utensils under the sink, and if necessary in the storage room. The house is cleaned up after your stay.

First aid

There are 2 first aid kits in the maintenance room on the big shelf. The nearest hospital is mentioned on page 2 under “Emergency contacts”.

House rules

General Conduct

- Please treat the house, garden, pool, and furnishings with care and respect — as you would with your own home.
- Please be mindful of neighbors. They are super nice!
- Smoking is strictly prohibited inside the house. You may smoke outdoors — please use ashtrays provided.

Safety & Security

- Please lock doors when leaving the house.
- The garden gates remain open — there is no need to lock them.
- The use of the swimming pool is at your own risk. No lifeguard on duty. Children must be supervised at all times.
- Please do not touch any electrical appliances (boiler in the maintenance room, Pool engine, wifi networks). If something is not working, please call the property manager Andrea.

Cleaning & Maintenance

- Please leave the property in reasonable order upon departure.
- If something breaks or is damaged during your stay, please inform us so we can repair or replace it.
- Do not use cleaning or maintenance materials from the storage room unless otherwise instructed.

Garden & Outdoor Areas

- Please put cushions, loungers, and garden items back in the shed each evening to protect them from dew and wind.

Kitchen & Appliances

- Please use provided instructions for appliances such as the dishwasher, coffee machine, and washing machine.
- Use only the correct programs to conserve energy and water.

Waste & Recycling

- Please separate your waste (recycling and general waste).
- The nearest containers are located at the end of the gravel road on the right.
- Do not leave food scraps outside, as they can attract wildlife.

Pets

- Please keep pets off the pool, beds and sofas.
- Please clean up after your pet in the garden.

Food & Drinks Near Casale Cortona

The property manager Andrea Curci and myself have on request, great recommendations for wine tours, wine tastings, cooking classes, and guided tours in Cortona, Arezzo, Montepulciano and Florence. Just contact us under +39 0575 6391

Local Bars & Cafés

Bar Alimentari Coppini

Distance: 5 min walk / 600 meters from Casale Cortona

Description: Basic groceries and snacks. Open at random times; if closed, ring the bell and someone will usually open.

La Taverna di San Leo

Address: Via Trasimeno 26 (12 min drive)

Type: Family-run Italian bar, pizzeria, and restaurant

Features: Warm hospitality, croissants & coffee in the morning, Italian classics (pasta, pizza, steaks), praised for friendly service and great food.

Bar Lo Spaccio

Location: San Leo Bastia

Type: Cozy and welcoming café-bar

Features: Excellent coffee, friendly staff, popular local gathering spot.

Albergo Ristorante Portole

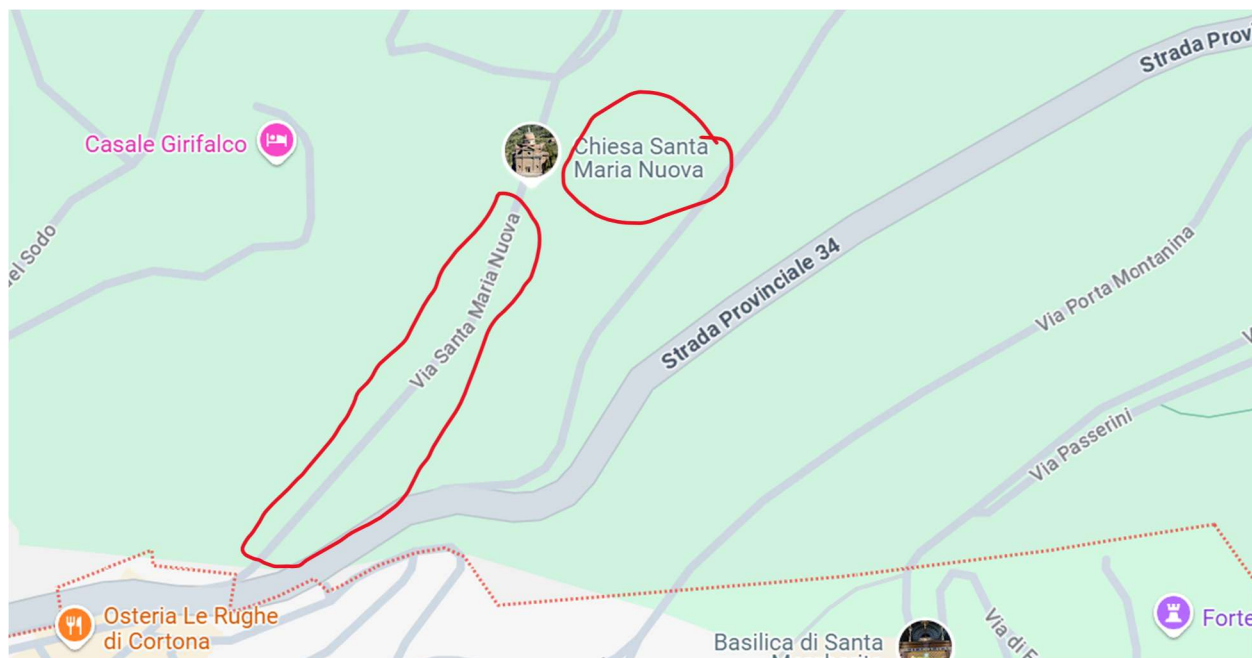
Location: Portole (on the way to Cortona)

Type: Pizzeria — open only on weekends

Reservation: Required → +39 0575 956959

Restaurants in Cortona

You find **parking options** in the spots marked with red in Cortona. From the farmhouse, you access through the Strada Provinciale 34, and when coming to the public parking in Cortona, you make a turn to your right towards the Chiesa Santa Maria Nuova. You can park along the street or in front of the church.



Michelin Guide Restaurants

La Bucaccia – Bib Gourmand

Address: Via Ghibellina 17

Category: € · Cucina Toscana

Description: Cozy restaurant in Cortona's historic center, known for traditional Tuscan and Aretine dishes, warm hospitality by owner Romano.

Osteria del Teatro 🍷

Address: Via Maffei 2

Category: €€ · Traditional Tuscan cuisine

Description: Located in a historic building with elegant and theatrical ambiance. Seasonal menu with well-presented traditional dishes.

Enoteca Meucci 🍇

Address: Località Riccio 71

Category: €€ · Contemporary Tuscan cuisine

Description: In a restored farmhouse; downstairs enoteca, upstairs restaurant with evolving seasonal menu. Summer dining on the terrace.

Locanda del Molino 🌾

Address: Località Montanare 10

Category: €€ · Traditional Tuscan cuisine

Description: Rustic yet refined restaurant in an old mill, run by the Baracchi family. Chef Simona Zucchini celebrates Tuscan traditions. Outdoor terrace dining in summer.

Other Great Options (not ranked)

1. La Loggetta

Location: Piazza della Repubblica

Cuisine: Traditional Tuscan, personal touch by Chef Marco Frivoli

Ambiance: 13th-century building with panoramic terrace under the loggia. Romantic experience.

Features: Seasonal ingredients, ideal for special occasions.

2. Preludio

Location: Via Guelfa 11

Cuisine: High-profile Italian & Mediterranean, seafood focus

Ambiance: Historic building, cozy rooms.

Features: Refined cuisine and elegant atmosphere.

3. Ambrosia

Location: Via Dardano 40

Cuisine: Innovative Tuscan

Ambiance: Unique setting with arches, Etruscan well, water feature.

Features: Special atmosphere where guests feel like "gods."

4. La Dispensa del Preludio

Location: Via Guelfa 7

Cuisine: Traditional Tuscan street food with a modern twist

Ambiance: Charming, cozy.

Features: High-quality ingredients, creative dishes.

5. Cortona Bistrot

Location: Via Santa Margherita 13

Cuisine: Modern Italian with traditional roots

Ambiance: Family-run, warm atmosphere, outdoor seating with views of Chiesa di San Domenico.

Features: Refined dishes, excellent service.

6. Caffè del Teatro

Location: Piazza Signorelli

Cuisine: Italian & Mediterranean, seasonal focus

Ambiance: Family-run, terrace overlooking one of Cortona's main piazzas.

Features: Great for aperitifs and people-watching.

Traditional Favorites

Trattoria Dardano

Address: Via Dardano, 24

Description: Popular for authentic Tuscan cuisine and great service.

La Bucaccia - Da Romano

Address: Via Ghibellina, 17

Description: Hidden gem with rustic charm, elevated Tuscan classics.

Nessun Dorma Ristorante

Address: Piazza Luca Signorelli, 24

Description: Stylish setting with high-quality ingredients and friendly service.



Bars & Wine Spots

Enotria

Address: Via Nazionale, 81

Description: Cozy wine bar with local wines and deli counter (cheese & meats). Friendly staff and great recommendations.

Bar Caffè La Saletta

Address: Via Nazionale, 26

Description: Classic enoteca with bohemian café vibe. By day: espresso & house biscotti.

Sottovoce Tapas Bistrot & Bar

Address: Piazza della Repubblica 6/7

Description: Elegant bar for aperitifs. Fine wines and quality spirits.



Groceries in Camucia

There are many options in Camucia, but these two are our personal favorites.

Conad Superstore Camucia

Type: Large supermarket

Offerings: Full grocery selection, fresh produce, bakery, meat & fish, household goods, local & international products.

Ambiance: Modern, well-organized, good for both weekly shopping and vacation stocking.

Location: Main commercial street, Camucia (easy parking).

Strengths: Competitive prices, wide selection, great produce.

Coop.fi Camucia

Type: Mid-to-large supermarket (Coop Toscana chain)

Offerings: Local, organic & ethical products, bakery, meats, fish, household items.

Ambiance: Community-focused, member-run cooperative with a reputation for quality and social responsibility.

Location: Centrally located in Camucia with convenient parking.

Strengths: Excellent fresh and organic produce, great wine selection.
