



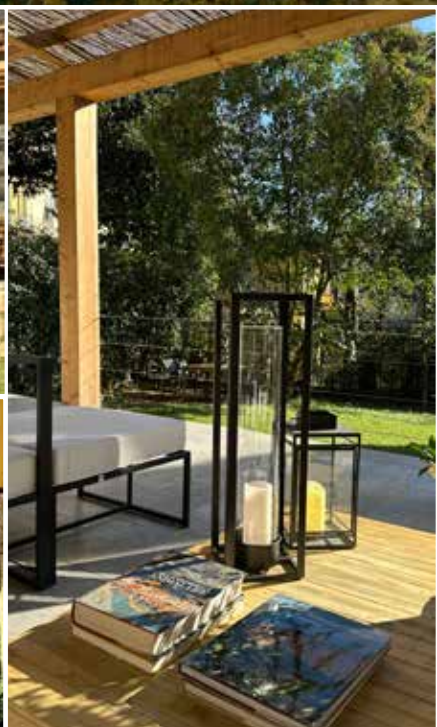
CASA STIBBERT

TWO BEAUTIFUL APPARTMENTS IN FIRENZE

VIA STIBBERT 23 FIRENZE
ITALY

www.casastibbert.com

casastibbert@gmail.com





THE PROPERTY

Casa Stibbert is a family home that has been cherished for generations, offering a unique divided into 2 units: UNIT 1 GARDEN RETREAT and UNIT 2 SECRET GARDEN. With blend of tradition, modern comfort, and exceptional location. Nestled in one of Florence's most beautiful neighborhoods, the villa is surrounded by cultural and natural treasures, including the renowned Stibbert Museum and three nearby parks, perfect for peaceful walks and outdoor relaxation. The property itself boasts an expansive private garden—an extraordinary oasis in the city—ideal for relaxing, dining, and entertaining. It also offers the rare convenience of secure on-site parking, making it an ideal base for exploring Florence and the Tuscan region. With its serene surroundings, cultural richness, and strategic location near Florence's iconic attractions, Casa Stibbert ensures a truly unforgettable stay.

SELF-CATERING

Casa Stibbert is a fully self-catering villa in Florence, designed to offer you the comfort and flexibility of a home away from home. The property is equipped with modern kitchen facilities, ample dining spaces, and everything you need to prepare and enjoy meals, whether inside or out on the veranda overlooking the lush garden. This setup allows you to embrace the freedom of planning your own meals, sourcing fresh local ingredients, and savoring the best of Tuscan cuisine on your own schedule.

CHECK-IN/CHECK-OUT

Check-in time: 15:00 hrs

Check-out time: 11:00 hrs

These timings allow our cleaning team to prepare Casa Stibbert for the next guests. A late check-out without prior written approval may incur an additional full night's charge and could impact incoming guests. If no guests are arriving on the same day, an exception may be considered, but only with prior permission.\

FLORA & FAUNA

The garden of Casa Stibbert is a tranquil haven in the heart of Florence. It features a diverse collection of plants and trees, including majestic cypresses, flowering shrubs, and vibrant greenery that provide shade and beauty year-round. This lush setting attracts various birds and butterflies, creating a peaceful natural retreat. Guests may even spot hedgehogs or squirrels exploring the grounds. The garden's serene ambiance makes it a perfect spot for dining al fresco, enjoying a quiet moment with a book, or simply soaking in the beauty of nature.



UNIT 1. GARDEN RETREAT

VIA STIBBERT 23 FIRENZE
ITALY



ACCOMMODATION: UNIT ONE: GARDEN RETREAT

Max Capacity: 6 people

Casa Stibbert UNIT ONE, provides a blend of comfort and elegance, with space designed to cater to groups of up to 6 guests. The property features two bedrooms and a sofa bed in the living room, ensuring a flexible and relaxing stay.

ROOM DETAILS

Bedroom 1:

Bed: 1 double bed (160 cm)

Features: Spacious and comfortable with shared access to Bathroom 1 (located in the hallway).

Bedroom 2:

Bed: 1 double bed (160 cm)

Features: A cozy and inviting room with access to Bathroom 2, also located in the hallway.

Living Room:

Bed: 1 double sofa bed (160 cm)

Features: Bright and airy space with a view of the garden and veranda. Shares Bathroom 1 with Bedroom 1.

BATHROOM FACILITIES

Casa Stibbert UNIT ONE is equipped with two bathrooms for guest convenience:

Bathroom 1: Shared by Bedroom 1 and the living room. Located in the hallway, it includes a shower, toilet, and sink.

Bathroom 2: Adjacent to Bedroom 2, featuring a shower, toilet, and sink for private or semi-private use.

KITCHEN & CATERING FACILITIES

The kitchen is fully equipped to accommodate self-catering guests, offering all the tools and appliances needed for meal preparation.

Facilities include:

Appliances: Stovetop, oven, microwave, refrigerator with freezer, and dishwasher.

Cookware: Pots, pans, casserole dishes, and serving platters.

Tableware: A full set of crockery, cutlery, and glasses for up to 6 people.

Extras: High-quality kitchen utensils and a coffee machine for your morning espresso.

Guests are encouraged to enjoy their meals in the dining area or on the veranda for an al fresco dining experience.

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VERANDA & GARDEN

The veranda is a standout feature of Casa Stibbert, seamlessly connecting the indoor living areas with the lush, private garden.

Features include:

A dining table for al fresco meals.

A comfortable seating area for relaxation or evening drinks.

Stunning views of the garden, offering a serene backdrop during both day and night.

The garden itself is a peaceful retreat, featuring well-maintained lawns, tall trees for shade, and vibrant greenery. It's ideal for morning coffee, quiet reading, or leisurely strolls.

LIVING ROOM

The spacious and inviting living room serves as the heart of the home. It opens onto the veranda and garden, creating a seamless indoor-outdoor living experience.

Features include:

Comfortable sofas for lounging.

A 58-inch smart TV with streaming capabilities.

Free high-speed Wi-Fi, perfect for staying connected during your stay.

WHAT YOU'LL FIND IN THE HOUSE

Casa Stibbert is thoughtfully equipped to make your stay as comfortable as possible.

Provided amenities include:

High-quality bed linens and towels.

Fully stocked kitchen with all necessary utensils.

Free Wi-Fi throughout the property.

Drinkable tap water (no need to bring bottled water).

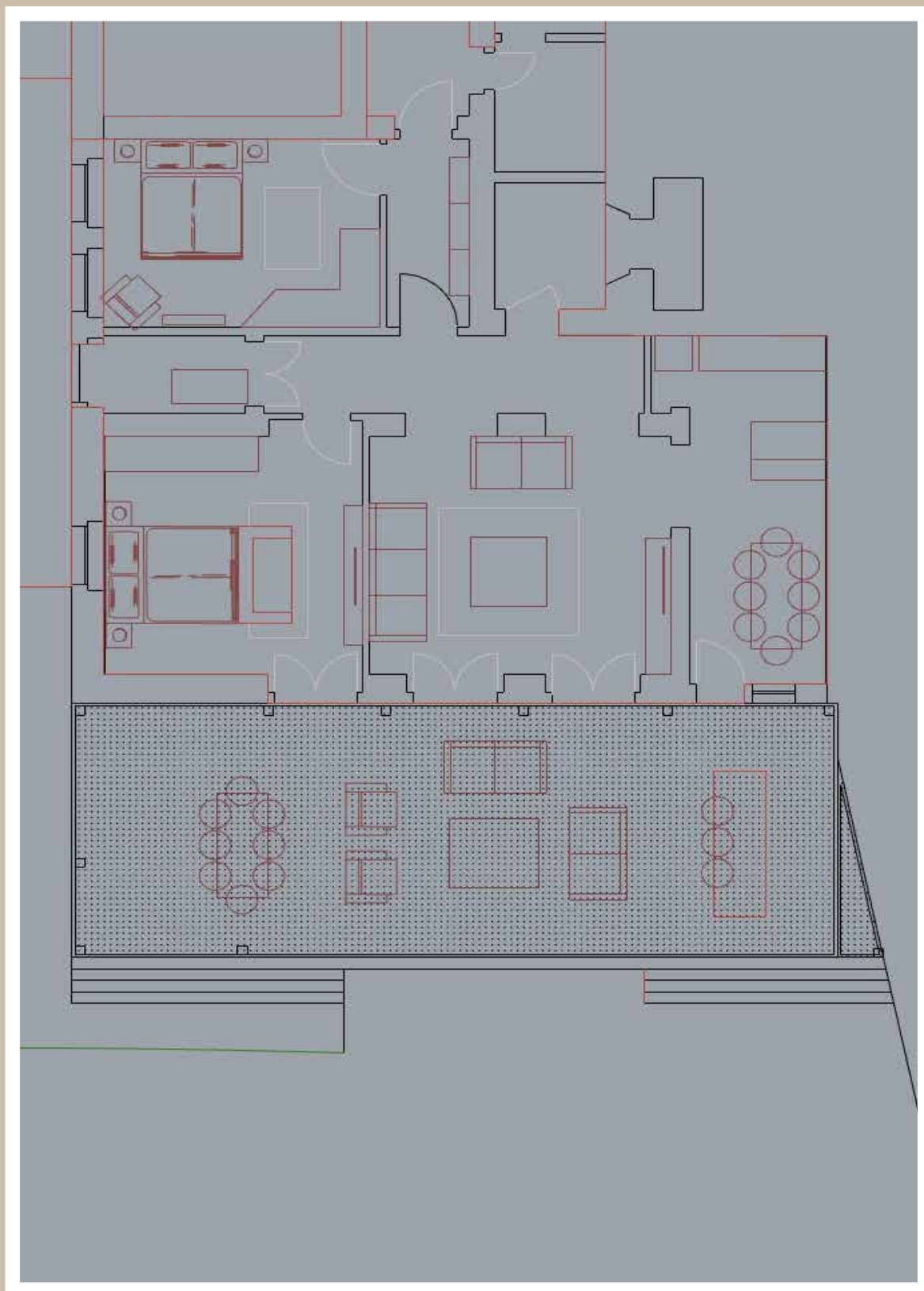
WHAT TO BRING

To ensure you make the most of your stay, we recommend bringing:

Mosquito repellent (especially during summer months for enjoying the garden).

Any personal toiletries you may require beyond the provided essentials.

PLAN OF UNIT ONE: GARDEN RETREAT

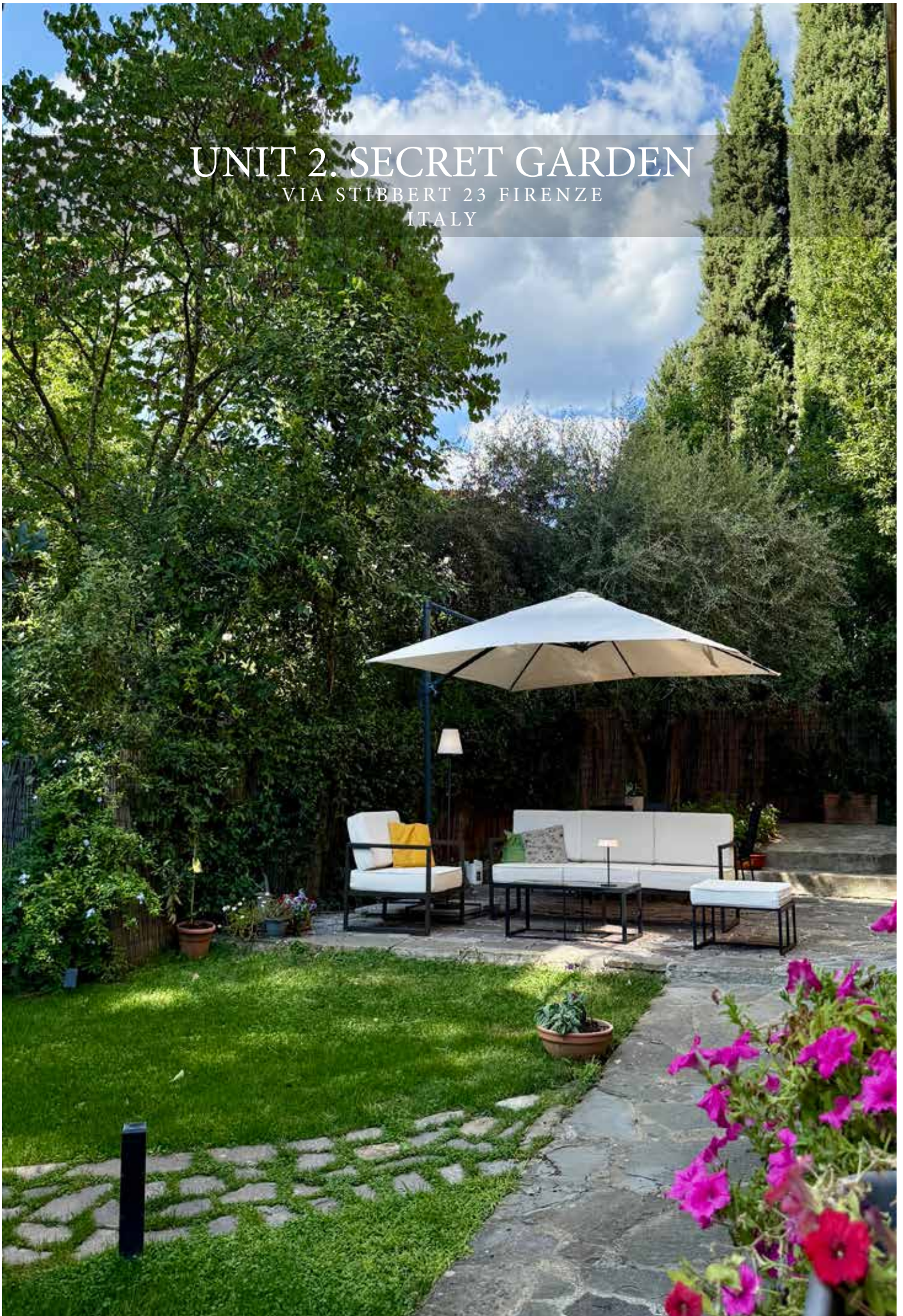






UNIT 2. SECRET GARDEN

VIA STIBBERT 23 FIRENZE
ITALY





ACCOMMODATION: UNIT TWO SECRET GARDEN

Max Capacity: 4 people

Casa Stibbert UNIT TWO provides a blend of comfort and elegance, with space designed to cater to groups of up to 4 guests. The property features one bedroom and a sofa bed in the living room, ensuring a flexible and relaxing stay.

ROOM DETAILS

Bedroom 1:

Bed: 1 double bed (160 cm)

Features: Spacious and comfortable with shared access to Bathroom 1 (located in the hallway).

Bedroom 2:

Living Room:

Bed: 1 double sofa bed (160 cm)

Features: A flexible room that can become an independent bedroom or a sitting room next to the kitchen depending on the requirements. Shares Bathroom 1 with Bedroom 1.

BATHROOM FACILITIES

Casa Stibbert is equipped with one bathroom.

Bathroom 1: Shared by Bedroom 1 and the living room. Located in the hallway, it includes a bathtub, toilet, and sink.

KITCHEN & CATERING FACILITIES

The kitchen is fully equipped to accommodate self-catering guests, offering all the tools and appliances needed for meal preparation.

Facilities include:

Appliances: Stovetop, oven, microwave, refrigerator with freezer, and dishwasher.

Cookware: Pots, pans, casserole dishes, and serving platters.

Tableware: A full set of crockery, cutlery, and glasses for up to 6 people.

Extras: High-quality kitchen utensils and a coffee machine for your morning espresso.

Guests are encouraged to enjoy their meals in the dining area or on the veranda for an al fresco dining experience.

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TERRACE & GARDEN

The terrace is a standout feature of Casa Stibbert UNIT TWO, seamlessly connecting the indoor living areas with the lush, private garden.

Features include:

A dining table for al fresco meals.

A comfortable seating area for relaxation or evening drinks.

Stunning views of the garden, offering a serene backdrop during both day and night.

The garden itself is a peaceful retreat, featuring well-maintained lawns, tall trees for shade, and vibrant greenery. It's ideal for morning coffee, quiet reading, or leisurely strolls.

WHAT YOU'LL FIND IN THE HOUSE

Casa Stibbert UNIT TWO is thoughtfully equipped to make your stay as comfortable as possible.

Provided amenities include:

High-quality bed linens and towels.

Fully stocked kitchen with all necessary utensils.

Free Wi-Fi throughout the property.

Drinkable tap water (no need to bring bottled water).

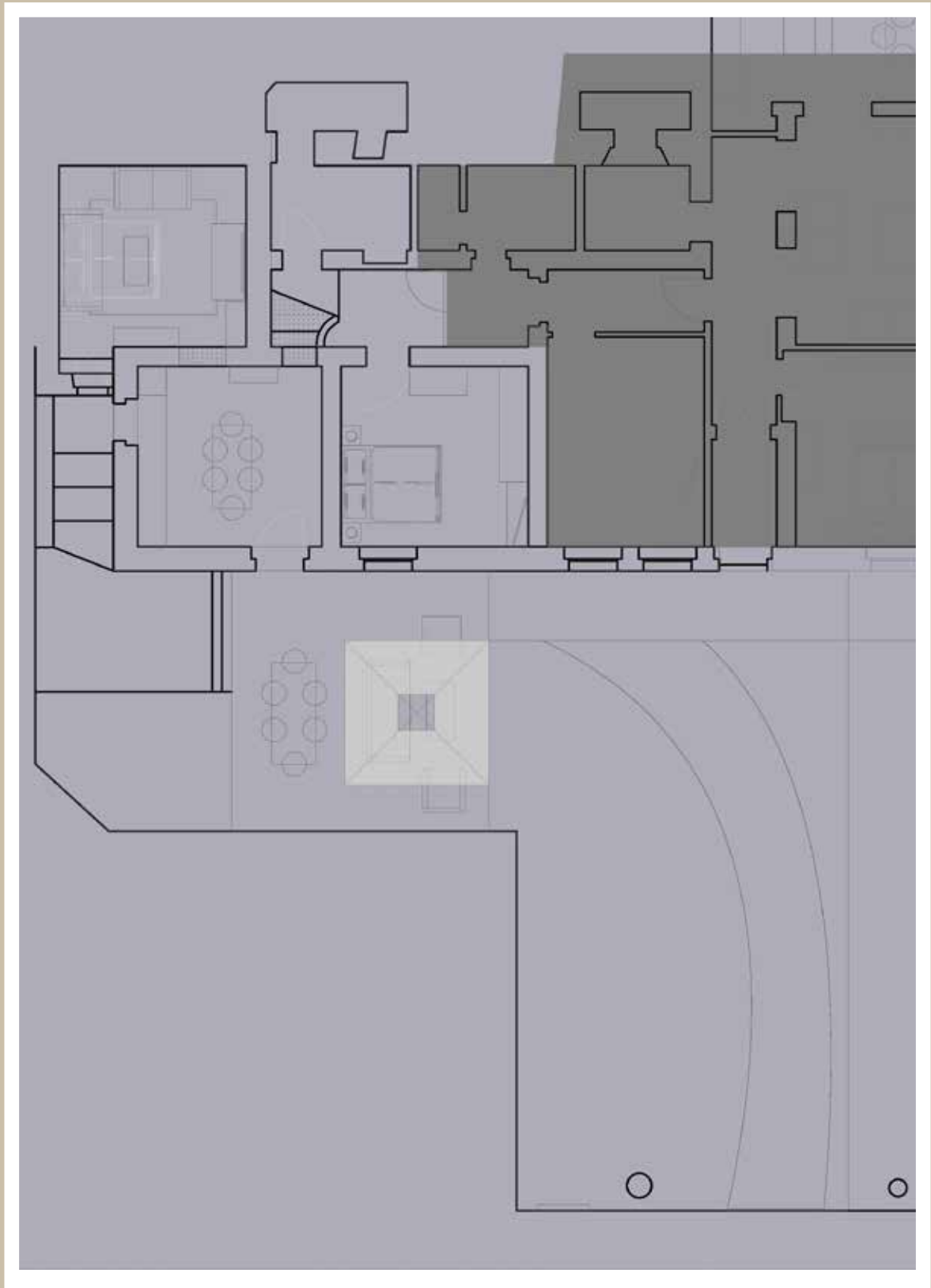
WHAT TO BRING

To ensure you make the most of your stay, we recommend bringing:

Mosquito repellent (especially during summer months for enjoying the garden).

Any personal toiletries you may require beyond the provided essentials.

PLAN OF THE UNIT TWO: SECRET GARDEN







HOUSE RULES

Smoking: Smoking is not allowed inside the house.

Quiet Hours: Please respect quiet hours from 10:00 PM to 8:00 AM to avoid disturbing neighbors.

Care for the Property: Guests are expected to treat the house and its furnishings with care.

Damages: Any damages to the property must be reported as soon as possible.

WEBSITE

For more information, photos, and to make reservations, visit our website: www.casastibbert.com.

LOCATION & GOOGLE MAPS

Casa Stibbert is located at Via Stibbert, 23, Florence.

WHAT TO VISIT IN FLORENCE

Casa Stibbert is just steps away from some of Florence's most iconic attractions. Along with the Stibbert Museum, which is a must-see, we recommend exploring these landmarks:

THINGS TO DO AROUND THE HOUSE

casastibbert@gmail.com



USEFUL THINGS AROUND THE HOUSE

Groceries: Nearby Esselunga and Conad supermarkets offer fresh produce, local wines, and all essentials for preparing meals.

Wine: Visit Vigna Vittoria, a renowned wine shop offering a curated selection of Tuscan and regional wines to pair with your meals.

Pharmacy: The Farmacia Piazza Giorgini is just a short walk away, providing medical supplies and friendly advice.

Public Transport:

Bus Lines 4 and 28 connect you to Florence's city center and major attractions.

Tramvia Line T1, with the nearest stop at Statuto (15 minutes away), offers a quick route to Santa Maria Novella and Florence Airport.

Bakery: Enjoy freshly baked bread and pastries at Panificio S. Forno, a charming local bakery perfect for breakfast or snacks.

Parks: The Parco del Museo Stibbert and other nearby parks offer serene green spaces for morning walks or relaxing escapes.

Banking: Access ATMs and banking services conveniently at Banca Intesa Sanpaolo, located within walking distance.

Local Grocery: Visit Salumeria Luca e Rino at Via Vittorio Emanuele II, 87/R for an authentic taste of Tuscany. This historic deli offers high-quality cured meats, cheeses, and local specialties, perfect for assembling a picnic or enhancing your meals.

These amenities ensure a practical, comfortable, and locally enriching stay at Casa Stibbert.





RESTAURANTS AND CAFES CLOSE TO THE HOUSE

Pasticceria Bellucci

Type: Café and Pastries

Location: Via Vittorio Emanuele II, 67

Highlights: Delicious pastries and coffee, ideal for breakfast or a light snack.

Trattoria Fratelli Briganti

Type: Trattoria and Pizzeria

Location: Piazza Giovanbattista Giorgini, 12

Highlights: Authentic Tuscan dishes and pizzas in a welcoming atmosphere.

L'Erta del Bau

Type: Café

Location: Via Ferdinando Paoletti, 32

Highlights: Cozy setting for quick bites and relaxing coffee breaks.

La Farmacia dei Sani

Type: Wine Bar and Italian Cuisine

Location: Piazza Giorgini, 7

Highlights: Great selection of Italian dishes and beers in a stylish brew pub.

Gelateria Baroncini

Type: Gelato

Location: Via Celso, 3

Highlights: Renowned for its delicious gelato and variety of flavors

Cipiglio

Type: Italian and Mediterranean Cuisine

Location: Via Raffaello Lambruschini, 15

Highlights: Specializes in seafood and Mediterranean dishes.

Thai Restaurant

Type: Thai Cuisine

Location: Piazza Giorgini

Highlights: Authentic Thai dishes in a cozy environment.

Gelateria Dè Medici

Type: Gelato

Location: Via dello Statuto, 3

Highlights: Famous for its high-quality gelato with a wide range of flavors.

BEST RESTAURANTS IN FLORENCE

Enoteca Pinchiorri

Type: Fine Dining (3 Michelin Stars)

Location: Via Ghibellina, 87

Highlights: Exquisite Italian cuisine paired with one of the most prestigious wine cellars in the world.

Vini e Vecchi Saporì

Type: Traditional Tuscan Trattoria

Location: Via dei Magazzini, 3

Highlights: Cozy and authentic, offering classic Florentine recipes in a welcoming atmosphere.

La Giostra

Type: Italian with International Flair

Location: Borgo Pinti, 12

Highlights: Romantic setting and a creative menu blending Tuscan and global influences.

Il Santo Bevitore

Type: Modern Trattoria

Location: Via Santo Spirito, 64

Highlights: Contemporary takes on Tuscan classics with an extensive wine list.

Trattoria Sostanza

Type: Traditional Tuscan Trattoria

Location: Via del Porcellana, 25

Highlights: Famous for its butter chicken and authentic, rustic Tuscan dishes.

Ora D'Aria

Type: Michelin-Starred Italian Cuisine

Location: Via dei Georgofili, 11r

Highlights: Innovative dishes crafted with seasonal ingredients in a modern setting.

Buca Lapi

Type: Traditional Tuscan Steakhouse

Location: Via del Trebbio, 1

Highlights: Renowned for its Florentine steak and historic ambiance in Florence's oldest restaurant.

La Bottega del Buon Caffè

Type: Fine Dining (Michelin Star)

Location: Lung'Arno Benvenuto Cellini, 69

Highlights: Farm-to-table philosophy with sophisticated dishes and river views.

Trattoria Mario

Type: Casual Tuscan Trattoria

Location: Via Rosina, 2

Highlights: Family-run, serving hearty Tuscan specialties in a lively, informal setting.



1. Museo Stibbert

A true hidden gem, Museo Stibbert offers a fascinating journey into history with its extraordinary collection of arms, armor, and artifacts from around the world.

The museum is housed in an elegant villa, and each room is an experience, from medieval armor halls to intricately decorated salons.

Don't miss the gardens surrounding the museum, which perfectly complement the grandeur of its interior. Ideal for history enthusiasts, families, and art lovers alike.

2. Parco Stibbert

Adjacent to the museum, Parco Stibbert is a peaceful green retreat featuring winding paths, charming sculptures, and tranquil ponds.

Explore the whimsical bridge and statues, or take a moment to relax in the shade of century-old trees.

Perfect for a morning jog, a meditative walk, or a leisurely picnic amidst the serene surroundings.

3. Parco del Dragone

For a touch of whimsy, head to Parco del Dragone, a delightful park known for its playful and imaginative atmosphere.

The park features vibrant open spaces and unique artistic elements that are sure to captivate visitors of all ages.

Whether you're enjoying the green lawns or snapping photos by the quirky sculptures, this park is a must-visit for families and anyone seeking something unique.

4. Parco Fabbricotti

Parco Fabbricotti offers a quiet escape with its tree-lined avenues, well-manicured gardens, and peaceful ambiance. It's an ideal spot for an afternoon walk, a relaxing read on a park bench, or a peaceful break from city exploration. Locals love this park for its calming atmosphere and proximity to Florence's cultural sites.

5. Giardino dell'Orticultura

A short distance from Casa Stibbert, the Giardino dell'Orticultura is a historic horticultural garden filled with seasonal blooms and vibrant greenery.

The centerpiece of the garden is its striking 19th-century glass greenhouse, an architectural marvel surrounded by colorful flowers.

The garden often hosts events, from local markets to exhibitions, making it a lively yet tranquil destination.

It's perfect for an afternoon stroll, a picnic, or simply soaking in the beauty of Florence's historic green spaces.

6. Parco Baden Powell

Parco Baden Powell is a charming community park perfect for a quiet escape or some light outdoor activities.

Known for its open spaces, it's a favorite among locals for walking, jogging, and enjoying the outdoors.

The park's relaxed atmosphere and beautiful greenery make it a wonderful spot to unwind after exploring Florence's cultural attractions.





THINGS TO DO IN FLORENCE

- 1. Visit the Duomo and Climb Brunelleschi's Dome**
The Cathedral of Santa Maria del Fiore, known as the Duomo, is Florence's most iconic landmark. Marvel at its stunning Gothic architecture and climb the 463 steps to Brunelleschi's Dome for breathtaking views of the city.
- 2. Explore the Uffizi Gallery**
Home to one of the world's most renowned art collections, the Uffizi Gallery showcases masterpieces by Botticelli, Leonardo da Vinci, Michelangelo, and Raphael. Be sure to see Botticelli's "The Birth of Venus" and Michelangelo's "Doni Tondo."
- 3. Admire Michelangelo's David at the Accademia Gallery**
This world-famous sculpture is a must-see for art lovers. Michelangelo's David, standing at over 5 meters tall, represents the pinnacle of Renaissance sculpture and draws visitors from around the globe.
- 4. Stroll Across the Ponte Vecchio**
The Ponte Vecchio is Florence's oldest bridge and a symbol of the city. It is lined with jewelry shops and offers spectacular views of the Arno River, especially at sunset.
- 5. Take in the Views from Piazzale Michelangelo**
For a panoramic view of Florence's skyline, head to Piazzale Michelangelo. This elevated square is perfect for photographs, particularly during sunset, when the city is bathed in golden light.
- 6. Wander Through the Boboli Gardens**
Behind the majestic Palazzo Pitti lies the Boboli Gardens, a vast, historic park adorned with sculptures, fountains, and manicured greenery. It's an ideal spot for a relaxing walk or picnic.
- 7. Discover Florence's Markets**
Explore local culture and flavors at the Mercato Centrale, where you'll find fresh produce, handmade pasta, and Tuscan delicacies. For leather goods, visit the outdoor San Lorenzo Market.
- 8. Step Back in Time at the Basilica of Santa Croce**
Known as the "Temple of the Italian Glories," this Gothic church is the final resting place of Michelangelo, Galileo, and Machiavelli. Its stunning frescoes by Giotto are an added highlight.
- 9. Experience the Florence Baptistery**
The Baptistery of Saint John, with its iconic golden doors known as the "Gates of Paradise," is a masterpiece of Renaissance art and architecture.

10. Visit Palazzo Vecchio

This imposing fortress-palace in Piazza della Signoria is Florence's town hall and a museum. Climb the tower for another stunning view of the city and explore its historic rooms, including the Hall of the Five Hundred.

11. Watch a Fiorentina Game at Stadio Artemio Franchi

Immerse yourself in Florence's passionate football culture by attending a Fiorentina game at the Stadio Artemio Franchi. The electric atmosphere, dedicated fans, and thrilling matches make for an unforgettable experience, whether you're a die-hard football fan or simply curious to experience the city's sporting spirit.

12. Indulge in Gelato at Vivoli or La Carraia

Florence is known for its incredible gelato, and some of the best can be found at Vivoli or La Carraia. Treat yourself to a refreshing dessert while strolling through the city.

13. Explore the Oltrarno District

Cross the Arno River to the Oltrarno, known for its artisan workshops, charming cafes, and lesser-known gems like Santo Spirito Church. This district offers a more local, laid-back vibe of Florence.

14. Day Trip to Fiesole

Just a short bus ride from Florence, Fiesole is a charming hilltop town offering stunning views of Florence and the Tuscan countryside. Explore its Roman amphitheater, ancient Etruscan ruins, and quaint streets lined with cafes and artisan shops. It's a perfect escape from the bustling city for those seeking tranquility and history.

With these 14 activities, you'll experience the best of Florence, from its rich history and art to its vibrant local culture and unique surroundings. Let me know if you'd like help planning your itinerary!





TOP THINGS TO DO IN TUSCANY

1. Visit Florence's Renaissance Masterpieces

Tuscany's capital is a treasure trove of art and architecture. Explore the iconic Duomo, the Uffizi Gallery, Michelangelo's David at the Accademia, and the picturesque Ponte Vecchio.

2. Discover Siena and Its Historic Piazza del Campo

Siena is famed for its medieval streets, stunning Gothic cathedral, and the unique fan-shaped Piazza del Campo, where the famous Palio horse race takes place twice a year.

3. Explore the Rolling Hills of Chianti

Known for its world-renowned wine, Chianti offers breathtaking landscapes of vineyards, olive groves, and cypress trees. Visit wineries for tastings and tours while enjoying the serene countryside.

4. Marvel at the Leaning Tower of Pisa

One of the most iconic landmarks in the world, the Leaning Tower of Pisa and its surrounding Piazza dei Miracoli are must-see attractions that showcase stunning Romanesque architecture.

5. Relax in the Val d'Orcia

A UNESCO World Heritage Site, the Val d'Orcia is Tuscany at its most picturesque. Visit charming towns like Pienza, Montepulciano, and Montalcino, known for their wines and sweeping landscapes.

6. Wander the Streets of Lucca

Encircled by well-preserved Renaissance walls, Lucca offers delightful streets, picturesque piazzas, and the stunning San Michele in Foro church. Rent a bike to ride along the city walls.

7. Experience San Gimignano's Medieval Towers

Known as the "Town of Fine Towers," San Gimignano boasts a striking skyline of medieval skyscrapers. Wander its cobbled streets, sample gelato at the world-famous Gelateria Dondoli, and enjoy panoramic views.

8. Take a Dip in the Saturnia Hot Springs

Relax in the natural thermal waters of Cascate del Mulino near Saturnia. These iconic hot springs are free to access and surrounded by the beauty of the Tuscan countryside.

9. Admire Art in Arezzo

A hidden gem in Tuscany, Arezzo is home to stunning frescoes by Piero della Francesca in the Basilica of San Francesco and an atmospheric old town filled with antique shops.

10. Hike the Apuan Alps and Marble Quarries

For outdoor enthusiasts, the Apuan Alps offer rugged hiking trails with spectacular views. Visit Carrara to see the marble quarries that provided stone for Michelangelo's masterpieces.

11. Explore Elba Island

Part of the Tuscan Archipelago, Elba Island is a paradise of sandy beaches, crystal-clear waters, and lush hills. It's also rich in history, being the site of Napoleon's first exile.

12. Taste Authentic Tuscan Cuisine

Savor local specialties like bistecca alla Fiorentina, ribollita, pici pasta, and cantucci with Vin Santo. Culinary tours and cooking classes are also popular in Tuscany.

13. Visit Volterra for Its Etruscan History

This ancient hilltop town is steeped in Etruscan history. Explore the well-preserved city walls, Roman theater, and alabaster workshops that make Volterra unique.

14. Enjoy a Sunset in Livorno

Tuscany's coastal city offers beautiful promenades, fresh seafood, and picturesque sunsets over the Tyrrhenian Sea. Don't miss the vibrant Mercato Centrale for a taste of local life.

15. Explore Montecatini Terme

Known for its historic thermal baths, Montecatini Terme is the perfect place to relax and rejuvenate. Take the funicular to Montecatini Alto for stunning views and charming streets.

