



## Property 10472



**Number of beds: 8**

**Bedrooms: 4**

### Pets Allowed

Pets allowed on request at an extra cost.



**Air Conditioning In The Bedrooms**



**Hair Dryer In The Bathrooms**



**Barbecue**

### Safe

Safe box available in all bedrooms.

### Crib

### Available For Events

The villa is available on request for events (in the outdoor area) for up to 50 people.



**Stereo system and DVD**



**Fibre Internet**

### Close to a vineyard or winery

The villa is a few kilometers from multiple wineries and vineyards.

### The Villa is Less Than 15 km From a Golf Course

The villa is 10 km from the Golf Club in Castelfati.

### The maximum distance from the city centre is 1.5 km

The villa is 1,5 km from the center of Montaione.



**Dishwasher**

## Washing Machine

### Mattress sizes and bed dimensions

Four double bedrooms (the beds cannot be separated): Two double beds 165x193 (mattress height: 20 cm). Two double beds 180x197 (mattress height: 30 cm).

### Bath amenities

Initial supply.

### Nearby

The villa is 1,5 km from pharmacy, bar, supermarket, bank, restaurants, pizzeria.

## Parking Space

Parking space inside the villa for up to four cars.

## Swimming Pool

Swimming pool 15 x 6 m. Depth: 1 to 1,90 m.

## Heating

Radiators and underfloor heating. Available at an extra cost (on consumption).

### High Chair

## Housekeeping

From Monday to Friday (two hours per day per 5 days).

### Smart TV

## Satellite TV

## Countryside View

## Wi-Fi

### Insect Screens

\* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Florence 54 km, Pisa 59 km, Lucca 65 km, Siena 65 km, Volterra 30 km, San Gimignano 20 km, Airport Pisa or Firenze Peretola 60 km. Tennis courts in Castelfiorentino 10 km, Riding School in Montaione 1 km, Golf Club in Castelfalfi 12 km, Beaches on Thyrranian coast about 70 km

## FEATURES

- 4 Double Bedrooms
- 4 En-Suite Bathrooms with Shower
- 1 Bathroom with Shower
- Swimming Pool
- Furnished Poolside Area
- Outdoor Dining Area
- Garden
- Courtyard
- Fully-Equipped Kitchen
- Living Room and Dining Room
- Panoramic Terrace
- Laundry Room
- Oven and Microwave
- Toaster
- Coffee Machine



# DESCRIPTION

## Property 10472

### Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent four-bedroom villa is ideally located to explore the region's cultural highlights and most spectacular natural wonders. Located near the small town of Montaiione, this exclusive villa is the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its splendid landscapes while soaking up the region's incredibly rich historical and cultural heritage.

The villa is just a few kilometers from San Gimignano, one of the best preserved medieval towns in Italy. From afar, San Gimignano looks like a town from a Renaissance painting: a circle of 13th-century walls enclosing tall, teetering stone towers. Its towers make it instantly recognizable, but the art treasures held within its walls are just as remarkable. Although the town is small, there is enough art, architecture and fine food to keep you busy for more than one day.

The villa is a few kilometers from Volterra, one of Tuscany's most dramatic hilltop towns. Despite its many attractions, Volterra sees fewer tourists than other Tuscan towns, so you can expect to share its winding stone streets with locals and explore its ancient sites without crowds. Founded by the Etruscans and surrounded by medieval walls, Volterra has a notable historic center filled with fascinating Roman ruins, medieval buildings and alabaster workshops.

The villa is just one hour by car from Florence, a treasure trove of art with an astonishing contemporary vibe. Beyond the extraordinary artistic heritage, a testimony to its centuries of civilization, the best way to enjoy Florence is to stroll along the riverside avenues at sunset, or to get lost among the city's myriad alleyways of the bohemian Oltrarno or the narrow little streets of San Niccolò, where it feels like you have ended up in another time along its centuries-old walls.

The villa is also a few kilometers from Siena. Its ancient red brick buildings, the scallop-shaped main square Piazza del Campo and the Cathedral Square, dominated by the zebra-striped Duomo, make it an absolute must for anyone traveling to Tuscany. Effectively an open-air museum celebrating the Gothic, Siena boasts secular monuments that have retained both their medieval forms and their exceptional art collections, providing plenty to marvel at.

Property 10472 is 55 km from Pisa Galileo Galilei International Airport, 58 km from Florence Amerigo Vespucci International Airport, and 323 km from Leonardo da Vinci International Airport. Castelfalfi is 13 km, Peccioli is 21 km, San Gimignano is 22 km, Volterra is 32 km, Lucca is 59 km, Pisa is 60 km, Florence is 60 km and Siena is 63 km. The villa is about 2 km from the center of Montaiione, where all the necessary services can be easily found.

### The Property

Set in a serene countryside of gently rolling hills and vineyards, Property 10472 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany. Offering a tranquil

atmosphere and charming views of the surrounding countryside, olive groves and rolling hills, Property 10472 can comfortably accommodate up to eight guests featuring four bedrooms with en-suite bathroom with shower spread over two floors.

Surrounded by a lush garden, the villa boasts an exclusive pool and a paved poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind. Offering a calm atmosphere, the poolside area represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation in the company of a good book and a glass of prosecco. The outdoor area also features a large courtyard with table, chairs and barbecue for al fresco dining.

Accessed from an ancient portico, the ground floor houses a generous living room overlooking the garden, a dining room with an exceptional working fireplace, and a cozy living room. Flooded with light, the ground floor features a bathroom with shower and a fully-equipped kitchen with direct access to the courtyard with al fresco dining area. On the first floor you will find two living rooms, one with panoramic terrace, four comfortable double bedrooms complete with en-suite bathroom with shower.

# PHOTOS

















