



## Property 10705



**Number of beds: 8**

**Bedrooms: 4**



### Air Conditioning In The Bedrooms

Air conditioning in all bedrooms and common areas on the first floor. Included in the rental price.



### Hair Dryer In The Bathrooms



### Barbecue



### Tennis Court

### Safe

One safe box available in the villa.

### Crib



### Internet in the garden and common areas

The maximum distance from the city centre is 1.5 km

The villa is 1,5 km from Matassino.



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

4 Double bedrooms. All beds are queen-size (180x200). Three of the double bedrooms can be transformed into twin rooms.

### Bath amenities

Refill during the week.



### Parking Space

Outdoor parking space inside the property, for up to six cars. Included in the rental price.



### Swimming Pool

14 x 6 m.Depth: 1,40 m.



### Heating

Heating with radiators and convectors. Included in the rental price.

### High Chair



### Concierge Service

Daily concierge service available from 8:00 am to 8:00 pm at the reception. Included in the rental price.



### Housekeeping

Daily cleaning with change of bath towels. Included in the rental price.



### 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

Casa Ferruccio is 46 km from Florence Amerigo Vespucci International Airport, 113 km from Pisa Galileo Galilei International Airport, 134 km from Bologna Guglielmo Marconi Airport and 274 km from Rome Leonardo da Vinci International Airport. Florence is 34 km from the property, Arezzo is 46 km, San Gimignano is 76 km, Siena is 95 km, Volterra is 98 km, Lucca is 110 km, Livorno is 124 km, Pisa is 132 km, Grosseto is 134 km, Forte dei Marmi is 141 km.

## FEATURES

- 4 Double Bedrooms (+ 2 Extra Bedrooms in the Capanna)
- 4 En-Suite Bathrooms + 1 Guest Bathroom (+ 2 Extra Bathrooms in the Capanna)
- Swimming Pool
- Paved Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Room
- TV Room
- Veranda
- Outdoor Furniture and Barbecue
- Garden Furniture
- Private Garden
- Shared Tennis Court (Upon Request)





# DESCRIPTION

## Property 10705- VALDARNO

### 4 Bedrooms

#### Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this carefully restored farmhouse is ideally located to explore the region's cultural highlights and natural wonders. With breathtaking views over the surrounding landscape, this five-bedroom property is perfect for day trips to Tuscany's beautiful towns and offers a unique chance to enjoy the region's rich historical and cultural heritage.

In less than an hour by car, you can reach Florence, a city renowned for its unparalleled art and dynamic contemporary culture. Beyond its extraordinary artistic legacy, Florence offers enchanting riverside promenades perfect for a sunset stroll. You can also immerse yourself in the bohemian charm of the Oltrarno district, with its artisan workshops and lively atmosphere, or wander through the narrow, winding streets of San Niccolò, where every corner seems to whisper tales of its rich past.

In about an hour by car, you can visit the walled town of San Gimignano, one of Italy's best-preserved mediaeval villages. As you approach, the town's fourteen towers rise like a mediaeval Manhattan. Despite its historical allure, San Gimignano remains popular with summer visitors, drawn by its timeless charm. The historic centre, a UNESCO World Heritage Site, offers a true step back in time.

The villa is also just a few kilometres from Siena, a city famed for its historic red brick buildings, the iconic scallop-shaped Piazza del Campo, and the striking zebra-striped Duomo. As a living open-air museum of Gothic architecture, Siena enchants with its meticulously preserved mediaeval monuments and remarkable art collections. Wander through its charming streets, where the grandeur of its past seamlessly blends with the vibrant life of its present, offering a captivating journey through centuries of history and culture.

Additionally, the villa is conveniently close to Volterra, one of Tuscany's most striking hilltop towns. Known for its dramatic landscapes and rich history, Volterra offers a more tranquil experience with fewer tourists. You can explore its ancient, winding streets and delve into its fascinating historical sites, including well-preserved Roman ruins, mediaeval architecture, and traditional alabaster workshops. This serene setting provides a unique opportunity to immerse yourself in the town's historical charm and artisanal heritage at a leisurely pace.

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#### The Property

Surrounded by rolling hills and wide meadows, Casa Ferruccio is a classic farmhouse set in a generous private garden with charming views of the surrounding countryside. This carefully renovated villa is ideal for families and groups of friends seeking the tranquility of the countryside in complete privacy. Offering a serene atmosphere, Casa Ferruccio can accommodate up to eight guests in four double bedrooms with en-suite bathrooms spread over two floors.

The lush garden surrounds this magnificent property, which features an exceptional swimming pool and a generous paved poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. The poolside area provides an idyllic spot for basking in the sun and enjoying relaxation with a good book and a glass of prosecco. The outdoor area also includes a barbecue and furniture for relaxing on hot summer days.

Decorated in soft, natural tones, the ground floor includes a living room, a dining room, a generous, fully equipped kitchen with all necessary amenities, and a guest bathroom. The ground floor also features a TV room with a comfortable sofa and a double bedroom with an en-suite bathroom with a shower. On the first floor, there are three double bedrooms with en-suite bathrooms (two with bathtubs and showers, and one with a shower only), a veranda, and an additional living room.



The main villa accommodates up to eight guests in four double bedrooms, with the Capanna available on request for four additional guests, increasing the total capacity to twelve. The Capanna's ground floor includes an entrance, living room, dining room, and kitchen, while the upper floor has two double bedrooms, two bathrooms with showers, and a living room with a large sofa. A shared tennis court is available on request, subject to availability.

PHOTOS





























