



## Property 10722



**Number of beds:** 18

**Bedrooms:** 9



### Air Conditioning In The Bedrooms

Air conditioning available on the first floor, where the bedrooms are located. Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Tennis Court

### Crib



### Fibre Internet



### Internet in the garden and common areas



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

9 Double bedrooms (or 6 double bedrooms). Queen beds (180x200). All double bedrooms can be transformed into twin rooms.

### Bath amenities

Refill during the stay.

### Nearby

Ristorante MeMa' is 2,5 km from the villa, Osteria Masaccio is 5 km. Bar, supermarket, pharmacy, bank are 2,5 km.



### Parking Space

Outdoor parking space for the exclusive use of the guests. The parking is space is located in the private park of the villa and can park up to 10 cars. Included in the rental price.



### Swimming Pool

16 x 8 m.Depth: 1,40 m



### Heating

Heating with radiators. Included in the rental price.

### High Chair



### Concierge Service

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



### Housekeeping

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



### Staff living on site

The staff is going to stay in an adjacent but independent apartment.



### Satellite TV



### Countryside View



### Wi-Fi

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

## NEARBIES

Villa Gran Madre 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, and Forte dei Marmi is 141 km.

## FEATURES

- 9 Double Bedrooms
- 9 En-Suite Bathrooms + 1 Bathroom + 1 Guest Bathroom
- Swimming Pool
- Paved Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Room
- Cosy Reading Room with Stone Fireplace
- Cosy Breakfast Room
- Outdoor Lounge Area
- Outdoor Furniture
- Private Garden with Countryside Views
- Original Private Chapel
- Antique Furniture and Original Frescoes
- Romantic Park with Monumental Trees
- Preserved Cellar Spaces and Wine-Tasting Area
- Shared Tennis Court (Upon Request)



# DESCRIPTION

## Property 10722 - VALDARNO

### 9 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 spectacular natural wonders. With breathtaking views over the surrounding landscape, this five-bedroom property is perfect for unforgettable day trips to Tuscany's most beautiful towns and offers a unique opportunity to admire its splendid landscapes while soaking up the region's rich historical and cultural heritage.

In less than one hour by car, you can reach Florence, a treasure trove of art with a vibrant contemporary vibe. Beyond its extraordinary artistic heritage, a testament to centuries of civilisation, the best way to enjoy Florence is to stroll along the riverside avenues at sunset or lose yourself in the city's myriad alleyways of the bohemian Oltrarno or the narrow streets of San Niccolò, where it feels as though you have stepped into another era among its centuries-old walls.

In about an hour by car, you can reach the walled town of San Gimignano, one of Italy's best-preserved medieval villages. As you crest the nearby hills, the fourteen towers of the town rise like a medieval Manhattan. Today, not even the plague would deter the throngs of summer day-trippers, drawn by the palpable sense of history and the enchanting rural setting. The historic centre is a UNESCO World Heritage Site, and strolling through the streets will make you feel as though you have stepped back in time.

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

The villa is a few kilometres 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 centre filled with fascinating Roman ruins, medieval buildings, and alabaster workshops.

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#### The Property

Surrounded by rolling hills and wide meadows, Villa Gran Madre is a grand 16th-century manor house set in a generous private garden with charming views of the surrounding countryside. This carefully restored villa is ideal for families and groups of friends seeking the tranquillity of the countryside in complete privacy. Villa Gran Madre offers a serene atmosphere and can accommodate up to eighteen guests in nine double bedrooms (or twelve guests in six double bedrooms), each with an en-suite bathroom.

Encircled by a lush garden, this magnificent property features an exceptional swimming pool and a generous paved poolside area furnished with comfortable sun loungers, inviting guests to relax and unwind. The poolside area provides an idyllic spot for sunbathing and enjoying moments of relaxation with a good book. The outdoor area also includes large parasols for ample shade on hot summer days.

Decorated in soft, natural tones, the spacious and well-maintained indoor areas feature antique furniture and original frescoes, creating a charming yesteryear atmosphere. The villa is set within a romantic park with monumental trees. Preserved spaces once used for cellars, including large barrels and a wine-



tasting area, add to the historical character. Recent renovations have introduced a welcoming reading room and an attractive lounge area opening onto a panoramic terrace.

The original private chapel on the ground floor provides a picturesque venue for romantic and intimate weddings. The ground floor also includes a spacious entrance, a cosy reading room with a stone fireplace, a comfortable lounge area with a TV, a generous dining room, a magnificent living room with three doors leading to a panoramic terrace, a cosy breakfast room with a fireplace, and a fully equipped kitchen with all necessary amenities. A guest bathroom completes this level.

On the first floor, the villa accommodates up to eighteen guests in nine double bedrooms. This includes one bedroom with an en-suite bathroom featuring both a bathtub and shower, one with a bathtub, and seven with showers. Additional features include an extra bathroom with a large shower, a living room with original frescoes and a fireplace, and an additional living room. The villa can be rented for either eighteen or twelve guests. A shared tennis court is available on request, subject to availability.



PHOTOS





























