









## Property 1557152205




**Number of beds:** 16

**Bedrooms:** 8

-  Air Conditioning Throughout
-  Air Conditioning In The Bedrooms
-  Hair Dryer In The Bathrooms
-  Dryer
-  Barbecue
-  Fireplace

Safe

Crib

 Stereo system and DVD

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery


 Dishwasher


 Washing Machine

Mattress sizes and bed dimensions

 Gym

 Parking Space

 Swimming Pool


 Heating

High Chair

 Concierge Service

 Housekeeping

 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 Bucciano is 43 km from Pisa Galileo Galilei International Airport and 53 km from Florence Amerigo Vespucci International Airport. San Miniato is just 7 km from the villa, San Gimignano is 38 km, Pisa is 47 km, Lucca is 48 km, Pistoia is 48 km, Volterra is 48 km, Florence is 53 km, Viareggio is 73 km, Siena is 76 km, and Arezzo is 125 km. San Miniato, where all the necessary services can be easily found, is just 7 km from the villa.

## FEATURES

- 8 Double Bedrooms (or Twin Rooms)
- 8 En-Suite Bathrooms + 1 Guest Bathroom
- Garden
- Infinity Pool with Jacuzzi
- Outdoor Dining Area
- Outdoor Lounge Area
- Living Room
- Dining Room
- Fully-Equipped Kitchen
- Laundry Room
- Wine Cellar



# DESCRIPTION

## Property 1557152205 - SAN MINIATO

### 8 Bedrooms

#### Location and Surrounding Area

Immersed in the peaceful Tuscan countryside characterized by rolling hills interspersed with wide plains and important rivers, Property 1557152205 is ideally located to offer complete privacy to its guests and to explore the region's cultural highlights and most spectacular natural wonders. Perfectly nestled on a panoramic position, this exclusive 13th-century property represents the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its iconic landscapes while soaking up the region's incredibly rich historical and cultural heritage.

In less than one hour by car, you can easily reach Pisa, exceptionally well-known for its famous Leaning Bell Tower. After having climbed all the steps up to the top of the tower to admire the breathtaking view of the town, continue your visit to other monuments in the marvelous Piazza dei Miracoli, such as the Cathedral, the Baptistery and the Monumental Cemetery. In just one hour by car, you can easily reach Lucca, also known as "the city of 100 churches". Hidden behind impressive Renaissance walls, its cobbled streets, delightful piazzas and shady promenades make it a perfect destination to explore on foot.

In one hour by car, you can also reach Florence, whose museums house the greatest artistic treasures in the world. The most important sites in Florence include the Duomo, the Baptistery, the Uffizi, and the Churches of Santa Maria Novella and Santa Croce. Wander the ancient streets of the city until you reach the Arno River, cross the Ponte Vecchio and experience the newest area of Florence, the Oltrarno. Where else can you stroll the same streets walked by Michelangelo, Leonardo and Botticelli, while savoring the world's best gelato?

Property 1557152205 is also a few kilometers from Viareggio: established as a port of Lucca, this popular sun-and-sand resort is extremely renowned for its flamboyant Carnevale and for its disheveled line-up of art-nouveau façades along its seafront: stroll along the city center's charming streets, eat a gelato on the Passeggiata, and look out to the sea on the Dersena. In less than an hour and a half's drive, you can also reach Siena, Italy's loveliest medieval town, whose heart is represented by the magnificent Piazza del Campo, scene of the lively Palio horse race, held twice a year in July and August.

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#### The Property

Surrounded by nature and immersed in a landscape of outstanding beauty characterized by gentle hills, vineyards and olive groves, Property 1557152205 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany. Built in the 13th century, this magnificent property has been meticulously restored to the highest standard, adding the conveniences and comforts of modern living. Property 1557152205 can accommodate up to sixteen guests, offering eight double bedrooms and nine bathrooms (eight en-suite bathrooms and one guest bathroom). The charming views of the surrounding countryside instantly give a sense of peace and calm, making Property 1557152205 the ideal place for relaxing under the Tuscan sun.

Immersed in a land of 12 acres, the villa boasts a magnificent infinity pool with Jacuzzi and a spacious paved poolside area equipped with comfortable sun loungers: offering a peaceful atmosphere, this exceptional paved area beside the pool represents the perfect place for enjoying wonderful moments of relaxation in the company of a good book and a glass of prosecco. Boasting a spectacular 360-degree view over the surrounding countryside, the garden also features a generous al fresco dining area under a Roman-style pergola, where guests can intimately spend time together while enjoying traditional Italian food and the mild Tuscan climate. The villa also boasts two al fresco lounge areas and two al fresco dining areas under four large gazebos providing plenty of shade on summer days.

On the ground floor of the main villa, the interior living space is furnished with comfortable sofas offering plenty of seating: as the evening falls, sit around the fireplace and relax while enjoying a glass of Tuscan wine, or choose from hundreds of international channels on the satellite flat-screen TV in the large sitting room on the same floor. The living room leads directly onto an exceptional terrace with outdoor lounge furniture, which represents the perfect place to enjoy wonderful moments at sunset. The ground floor also houses a spacious dining room and a fully-equipped kitchen featuring a small table and direct access to a charming terrace, perfect for al fresco dining on sunny days or balmy evenings.

On the same floor, you will also find a wine cellar, a guest bathroom, and two comfortable double bedrooms: each features a queen-size bed, en-suite bathroom with shower, and private access to a terrace suitable for disabled guests. Accessed by a short flight of steps, the first floor boasts six spacious and light-filled double bedrooms, each featuring a queen-size bed and en-suite bathroom with shower, offering a lovely haven for afternoon siestas and peaceful nights. One of the bedrooms also boasts a sitting area with desk and satellite TV, while one offers a sitting area with satellite TV and the possibility to add an extra bed for an extra guest. Please note that all bedrooms are equipped with air conditioning and queen-size beds that can be converted into twin beds.

# PHOTOS



