

Property 1605885708



**Number of beds:** 8 + 2

**Bedrooms:** 4 + 1

#### Bathrobes and Slippers

Bathrobes only.

#### Pets Allowed

Pets are allowed on request at an extra cost.



#### Air Conditioning Throughout

Not available in the living room on the ground floor, in the staircase area, in the dressing room of the master bedroom.



#### Air Conditioning In The Bedrooms



#### Hair Dryer In The Bathrooms



#### Dryer



#### Barbecue

#### Safe

Safe box available in one bedroom.

#### Crib



#### Stereo system and DVD



#### Internet in the garden and common areas


#### Close to a vineyard or winery

The villa is a few kilometers from Antinori, Frescobaldi and Guicciardini wineries.

The maximum distance from the city centre is 1.5 km

The villa is 1 km from the center.

 Dishwasher

 Washing Machine

### Mattress sizes and bed dimensions


Bedroom 1: Double bed (20 mq) en-suite bathroom. Bedroom 2: king-size bed (25 mq) bathroom outside the room. Bedroom 3: Master bedroom, king-size bed (15 mq) en-suite bathroom. Bedroom 4: king-size bed (23 mq) en-suite bathroom.

### Bath amenities

Initial supply.

### Nearby


The villa is 1,5 km from the center of the village where it is possible to find all the necessary services. More restaurants can be found 3 km away.

 Parking Space

On the street, up to four cars.


 Swimming Pool

4 x 14 m. Depth: 1,20 m.

 Heating

Radiators, convectors.

High Chair

 Housekeeping

To be agreed.

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

Montespertoli 2 minutes driving distance, Florence 30 minutes, San Gimignano 30 minutes, Siena 45 minutes, Pisa one hour

## FEATURES

- 5 Double Bedrooms
- 5 Bathrooms + 1 Guest Bathroom
- Swimming Pool
- Furnished Poolside Area
- Outdoor Living Area
- Outdoor Dining Area
- Pizza Oven
- Garden
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- Laundry
- Home Theater



# DESCRIPTION

**Property 1605885708**

## Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent five-bedroom farmhouse is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With wonderful views of the surrounding hills, this exclusive masterfully-restored 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 less than one hour 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 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 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 1605885708 is 31 km from Florence Amerigo Vespucci International Airport, 72 km from Pisa Galileo Galilei International Airport, 121 km from Bologna Guglielmo Marconi Airport and 326 km from Rome Leonardo da Vinci International Airport. San Gimignano is 25 km from the villa, Florence is 39 km, Volterra is 50 km, Siena is 56 km, Lucca is 75 km, Pisa is 76 km, Viareggio is 103 km, Forte dei Marmi is 115 km.

## The Property

Set in a serene countryside of gently rolling hills, Property 1605885708 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany. Surrounded by wine estates belonging to several noble families of Florence, this magnificent villa has been recently restored while preserving the atmosphere of a traditional Tuscan farmhouse. Property 1605885708 can accommodate up to ten guests featuring five double bedrooms spread over three floors.

Immersed in a lush garden surrounded by olive groves, the villa boasts a magnificent swimming 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 garden also features a generous al fresco lounge area and a dining area with outdoor kitchen and pizza oven.

Flooded with light, the ground floor boasts a spacious living room with flat-screen TV and comfortable sofas with plenty of seating, and a guest bathroom. As the evening falls, gather around the TV and enjoy a glass of local wine with your fellow guests. The ground floor also features a double bedroom with king-

size bed and en-suite bathroom with shower. On the first floor you will find a generous dining room with large table and a fully-equipped kitchen. On the same floor you will also find two double bedrooms with en-suite bathroom with shower and a bright double bedroom with private bathroom with shower.

Offering an exquisite blend of period charm and modern comfort, the first floor also houses an exceptional master bedroom featuring king-size bed, en-suite bathroom with shower and a comfortable sitting room complete with TV. On the first floor of the villa, you will also find a laundry complete with washing machine and dryer. On the second floor of the villa you will find a comfortable home theater with large flat-screen TV, and sofas and armchairs with plenty of seating.

# PHOTOS













