



## Property 315



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

**Number of beds:** 5  
**Bedrooms:** 3

## NEARBIES

Torrenieri 8 km Monte Oliveto Abbey 7 km Montalcino 20 km Pienza 20 km Siena 40 km

## FEATURES

- 3 Bedrooms (2 double, 1 single)
- 2 Bathrooms
- 1 Bathroom in the pool area
- Wonderful garden, Patio, terrace and BBQ
- Swimming pool (6 x 3)
- Air-conditioning in each bedroom
- Equipped kitchen with dishwasher, washing machine, fridge with freezer, cooker, small oven, electric kettle, toaster
- Ceiling fans in the bedrooms
- Hair dryer in each bathroom
- Iron and ironing board
- Fireplace
- Central heating
- WI-FI internet connection
- SAT TV and CD player with radio
- Private Parking



# DESCRIPTION

## *Palazzo del Tartufo – Villa La Capanna – San Giovanni D’Asso*

*3 Bedrooms (2 double, 1 single) - Pool*

Bordering on the garden of our Villa La Macina stands the quaint VILLA LA CAPANNA, located right in the village of San Giovanni d’Asso. This cosy house can sleep 5 people+ a child (up to 12 years old) in three air-conditioned bedrooms. A private 6 x 3 sq. m. pool and a patio overlooking the spectacular Tuscan countryside offer relax and relief.

### ACCOMMODATION

The house has its own private entrance which leads out onto a “patio” furnished with a table, chairs and a large umbrella. The small private swimming pool (6x 3 sq. m.) is daily maintained by a gardener. Down two shorts stairs (4 steps) you find an open space with sunbeds(3) and deckchairs(3).At the end of this space there is a complete bathroom-changing room close to an antique well (XIVth century) closed by a grating. The house is on two levels: at the ground floor you find yourself in a wide open space divided in several areas: a sitting area with a XVIth century fireplace, a dining area and a kitchen equipped with fridge-freezer, dishwasher, washing machine and a small oven. An iron and wood staircase leads you to the upper floor where you can find :an AC double bedroom ( with a king size bed),an AC twin bedded room where the beds can be joined upon request and a sofa bed suitable for a child up to 12, an AC single bedroom : all of them sharing two bathrooms with shower stalls. The bedrooms are air conditioned and 2 of them provided with ceiling fans as well.

### AMENITIES

Private swimming pool, patio, private parking, BBQ, fireplace, central heating, air conditioning in the three bedrooms, ceiling fans, Satellite TV,CD player, fridge-freezer, dishwasher, washing machine, small oven, kettle, iron and ironing board, hair dryers in the bathrooms, WiFi connection.

### LOCATION

LA CAPANNA is located in the middle of the small romantic village of San Giovanni d’Asso, in the Crete Senesi, the beautiful countryside to the south of Siena. In San Giovanni you can visit the beautiful ancient castle, where is located the Truffle Museum; in November here takes place the White Truffle Festival. Also it is remarkable the small Romanesque church of San Pietro in Villore (XIth century) and its beautiful cripta. At the end of the main street of the village you find “Il bosco della ragnaia” a place of peace and meditation. In the village there are a supermarket (Coop),a butcher’s, a chemist’s, a sort of general store, a coffee-bar, a wine and cheese tasting spot , bank, post office and two charming restaurants. On Wednesday morning an open market takes place along the main street.In half an hour driving you can reach many spots of interest like Montalcino (Brunello wine), Pienza, San Quirico d’Orcia , Bagno Vignoni (Spa), Montepulciano, the Abbey of Sant’Antimo, the Abbey of Monte Oliveto Maggiore. Siena is 40 min away, you need 2 hours to reach Florence and 2 hours and a half to get to Rome. You can also appreciate the Valdichiana Outlet Village at 30 min driving distance from San Giovanni.



PHOTOS

























