



## Property 469



**Number of beds:** 20

**Bedrooms:** 10

### Bathrobes and Slippers

Bathrobe and slippers provided for each guest.

### Accessibility for people with reduced mobility

### Pets Allowed

Pets allowed at no extra costs.



### Air Conditioning Throughout

Air conditioning available in all rooms except the gym and the billiard room. Included in the rental price.



### Air Conditioning In The Bedrooms

Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Safe

Safe box available in all bedrooms.

### Crib

### Available For Events

On request, the villa is available for events. Requests depend on the period and must be evaluated ad hoc.



### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

### Close to a vineyard or winery

The villa is located within the Tenuta del Borro, of 1100 hectares, within which there are also vineyards and cellars.

### The Villa is Less Than 15 km From a Golf Course

The estate's three-hole golf course is located a few kilometers from the villa.

### The maximum distance from the city centre is 1.5 km

San Giustino Valdarno, the closest town, is 2 km from the villa. The closest city is Arezzo, 21 km from the villa.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

10 Double bedrooms. 1 Room (the master bedroom) has a super king-size bed, 8 rooms have king-size beds, 1 room has a queen-size bed. Five double bedrooms can be transformed into twin rooms.

### Bath amenities

Initial supply and daily refills during the entire stay.



Gym



Parking Space

The parking space is located around the villa and can accommodate approximately ten cars. Included in the rental price.



Swimming Pool

15 x 7,5 m. Depth: 1,7 m.



Indoor Pool



Heating

Heating with radiators and fan coils. Included in the rental price.



Heated Pool

The indoor pool is heated. Indoor pool heating is included in the rental price.

### High Chair



Housekeeping

Daily housekeeping (from Monday to Sunday). Included in the rental price.



SPA

Sauna, indoor heated pool and gym. Included in the rental price.



Staff living on site

Two staff members live in a reserved area inside the villa. This is an area reserved for staff, away from areas reserved for guests.



Pool Table



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

Arezzo 19,6 km Siena 59,2 km Lucca 135 km Pisa 143 km Florence 64,3 km Florence Airport 77,7 km

## FEATURES

- 10 Bedrooms (4 double, 6 suites)
- 10 Bathrooms en-suite
- Garden
- Terraces
- Separated pool
- Gymnasium, sauna and heated indoor pool
- Equipped kitchens
- Lounge / TV room
- Saloon bar and billiard room
- Fireplaces
- Air conditioning and heating
- Laundry room
- Wine cellar
- Elevator



# DESCRIPTION

## *Property 469 - San Giustino Valdarno - Tuscany*

*10 Bedrooms (4 double, 6 suites) – Heated indoor pool – SPA – Outdoor Pool*

**The Villa:** An imposing gateway and long cypress lined driveway lead to the piazza where the villa is situated, before reaching the main entrance one passes a second security gate and the stable block. With over seven hundred hectares of land the estate offers many country pursuits with horse riding, biking and leisurely strolls through the outstanding countryside or trekking over the Pratomagno mountains.

The Villa is situated in a dominant position overlooking the medieval village of the Borro. The house itself portrays a stately elegance and is designed for comfort and practicality with three entrance levels. The road level floor houses laundry and service facilities, with a large kitchen which serves the lower terrace, moving upwards one finds the servants apartment, wine cantina, pantry, dispensary, saloon bar and billiard room and entrance to the fully equipped gymnasium, sauna and heated indoor pool.

The main level of the house overlooks the ornate formal Italian garden and has another large terrace. On this floor are the main entrance and hall, main marble stairway, two studies, bathroom, large drawing room, formal dining room, mud room and family kitchen. Moving upwards via either the main stairs, back stairs or elevator one finds the mezzanine level with four gracefully decorated double bedrooms, all with en-suite bathroom, with access to a small lounge/TV room and kitchen.

The next floor houses the six master bedroom suites, all sumptuously fitted and a small service kitchen.

Property 469 has a pool separated from the house at only 50 mt, right into the Ferragamo home Villa La Corte with exclusive use.

In order to give guests a truly luxurious stay at Property 469 a full staff is on hand to ensure the smooth running of the household. Room maids, a chef, receptionist are all on hand to cater to the clients wishes. Every morning a complimentary breakfast will be served; if requested, at lunch traditional Tuscan buffet fare is prepared either in the dining room or on one of the terraces and for dinner one of our international chefs will be on hand to create exquisite gala dinners, formal or informal. Food and beverages expenses (except breakfast) will be the responsibility of the client.

**Activities** - Once they have settled into the cosy and homelike setting of the villa guests have only to choose from the wide range of activities. Relaxing walks in the gardens or around the extensive estate, horseback rides through forests and vineyards, hot air ballooning, soccer, bike rides, golf practice on the driving range, city excursions and gourmet delights.

# PHOTOS













