



## Property 475



**Number of beds:** 13 + 1

**Bedrooms:** 7

### Bathrobes and Slippers

Bathrobes and slippers available on request at an additional cost.

### Accessibility for people with reduced mobility

### Pets Allowed

Small and well-behaved pets are allowed on request.



### Air Conditioning Throughout

Included in the rental price.



### Air Conditioning In The Bedrooms

Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Crib

### Available For Events

On request, the villa is available for events.



### 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

The villa is surrounded by wineries and vineyards to visit.

The maximum distance from the city centre is 1.5 km



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

7 Bedrooms, of which: 5 Double bedrooms (which can be converted into twin rooms). 1 Double bedroom (cannot be converted). 1 Single room. In this room, on request, it is possible to add an extra bed on request (at no extra cost). The double beds are 200x200. One double bed on the upper floor is approx. 180x200. Single beds are 100x200.

### Bath amenities

Weekly refill.

### Nearby

The villa is about 2 km from Tavarnelle Val Di Pesa. The closest restaurants are Osteria La Gramola and Pizzeria La Fornace. The closest bar is Caffè degli Amici.



Parking Space

Outdoor parking space inside the property for up to five cars. Included in the rental price.



Swimming Pool

15 x 7 m. Please note that the pool is not heated.



Heating

Heating (radiators and fan coil) not included in the rental price, available at an extra cost.

### High Chair



Concierge Service

Concierge service on request, included in the rental price.



Housekeeping

Daily cleaning, approximately 2 hours per day (except on Sundays and holidays). Included in the rental price.

### Smart TV



SPA



Staff living on site



Satellite TV



Outdoor Hot Tub

Heated Jacuzzi for up to four people near the pool.

### Ceiling Fans



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

Florence 28,1 km Florence Airport 42,8 km Siena 52,1 km Pisa 87,4 km Arezzo 95,3 km Lucca 100 km

## FEATURES

- 7 Bedrooms (6 Double Bedrooms + 1 Single Room)
- 1 Extra Single Bed (On Request)
- 7 En-Suite Bathrooms
- Fully-Equipped Kitchen
- Living and Dining Area
- Swimming Pool
- Furnished Poolside Area
- Outdoor Lounge Area
- Outdoor Dining Area
- Garden





# DESCRIPTION

## Villa Property 475

### Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent restored property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With charming views of the Chianti hills and the surrounding countryside, this seven-bedroom property 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.

In less than one hour by car, you can reach 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.

In less than one hour by car, you can also reach the medieval town of 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.

In just one hour by car, you can reach 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.

In less than two hours by car, you can reach Pisa, exceptionally well-known for its Leaning Tower. Moving between its alleys and riversides you will discover architectural jewels such as Santa Maria della Spina, the headquarters of the Scuola Normale Superiore in Piazza dei Cavalieri, the exhibitions of Palazzo Blu and the magnetic charm of Piazza dei Miracoli. Start from the Baptistry and head to the 130-meter Camposanto Monumentale overlooking the square.

Villa Property 475 is 37 km from Florence Amerigo Vespucci International Airport, 79 km from Pisa Galileo Galilei International Airport, 126 km from Bologna Guglielmo Marconi Airport and 309 km from Rome Leonardo da Vinci International Airport. San Gimignano is 24 km from the villa, Montaione is 30 km, Florence is 35 km, Siena is 49 km, Volterra is 52 km, Pisa is 84 km, Livorno is 90 km, Lucca is 101 km.

### The Property

Set in a serene countryside of gently rolling hills, Villa Property 475 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany, in the Chianti area. With wonderful views of the surrounding olive groves and vineyards, this magnificent villa has been masterfully restored while preserving the atmosphere of a traditional Tuscan farmhouse. Offering warm spaces, Villa Property 475 can accommodate thirteen guests (plus one extra guest on request at no additional cost) featuring seven bedrooms (six double bedrooms and one single room) with en-suite bathroom spread over two floors. A guest house featuring one twin room with bathroom is available on request.

Garden and Swimming Pool. Property 475 has a large garden with olive trees and armchairs looking towards the pool. In the old stone courtyard of the villa, surrounded by laurel bushes, you will find

comfortable armchairs and a large table under a gazebo covered by fox-grape vines for outdoor dining. At the further end of the garden there is a large marble-topped table, lighting and a barbecue. The villa boasts a large swimming pool and a generous poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind.

**Living Rooms.** The villa has two large and bright living rooms on the upper floor where you can spend pleasant moments of total relaxation, surrounded by the tranquility of the landscape and illuminated by the warm rays of the sun. The living rooms are furnished with comfortable sofas and armchairs and through the arched windows you can glimpse the access road to the villa with its tall cypress trees. In one of the living rooms there is a magnificent stone fireplace.

**Dining Room and Kitchen.** The large dining room in the villa is the ideal place for enjoying the typical dishes of the region. There is, in fact, a large table perfect for lunches or dinners, but also for an afternoon snack. The furnishings of the dining room boast an antique style characterized by sideboards and antique wooden cupboards. In the summer period you can comfortably eat outside the villa: you can use the large gazebo in the courtyard which has a large dining table. The kitchen is equipped with professional stoves, an industrial dishwasher, double refrigerator and a marble-topped table.

**Bedrooms.** On the ground floor, a few steps lead to two bedrooms (which can be twin rooms or double bedrooms) with en-suite bathroom. One bathroom has bathtub with shower, while the other one has shower only. On the first floor you will find three bedrooms (which can be twin rooms or double bedrooms) with en-suite bathroom with shower. On the first floor you will also find a double bedroom with en-suite bathroom with shower. On the first floor you will find a single room with en-suite bathroom with shower. In this single room, an extra single bed can be added on request (and at no additional cost).



PHOTOS





























