



## Property 517



**Number of beds:** 16  
**Bedrooms:** 8

### 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 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



### Fibre Internet



### 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 in the Chianti area, which offers plenty of wineries and vineyards to visit.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

8 Bedrooms: 6 double bedrooms (with beds 200x200) and 2 twin rooms (or double bedrooms; with beds 100x200).

### Bath amenities

Shampoo, shower gel, sewing kit, mini soap. Weekly refill.

### Nearby

The villa is 3 km from Barberino Val d'Elsa where you will find all the necessary services.



Parking Space

Outdoor parking space for seven cars inside the property.



Swimming Pool

5 x 9 m. Depth: 120/140 cm.



Heating

Heating not included in the rental price, available at an additional cost (according to consumption).

### High Chair



Concierge Service

Concierge service available on request at no extra cost.



Housekeeping

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



Satellite TV



Outdoor Hot Tub

Small hot tub with warm water for up to 3/4 people.



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

The nearest town of Barberino val d'Elsa is only 3 km away and the medieval hamlet of Petrognano is walking distance from the villa. Airports: Florence, 40 minutes; Pisa, 1 hour 10 minutes. Railway station at Poggibonsi-San Gimignano, 15 minutes.

## FEATURES

- 8 Double/Twin Bedrooms
- 8 En-Suite Bathrooms
- Fully-Equipped Kitchen
- Kitchenette (Guest House)
- Living and Dining Area
- Swimming Pool
- Furnished Sundeck
- Outdoor Lounge Area
- Outdoor Dining Area
- Garden
- Laundry Room





# DESCRIPTION

## Property 517

### 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 town of San Gimignano, this eight-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.

Property 517 is 43 km from Florence Amerigo Vespucci International Airport, 89 km from Pisa Galileo Galilei International Airport, 132 km from Bologna Guglielmo Marconi Airport and 300 km from Rome Leonardo da Vinci International Airport. San Gimignano is 18 km from the villa, Montaione is 26 km, Florence is 41 km, Siena is 43 km, Volterra is 44 km, Pisa is 93 km, Livorno is 131 km, Lucca is 111 km.

### The Property

Set in a serene countryside of gently rolling hills, Property 517 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Tuscany. 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 and cozy spaces, Property 517 can accommodate sixteen guests featuring eight bedrooms with en-suite bathroom spread over the main building and the guest house.

Immersed in a lush garden with charming views of the Chianti hills and the town of San Gimignano, this magnificent property boasts an exclusive infinity pool with Jacuzzi and a generous sundeck furnished with comfortable sun loungers inviting guests to sit back and unwind. Offering a tranquil atmosphere, the



outdoor area also features a generous al fresco dining area under the shade of a pergola and a shaded al fresco lounge area for relaxing and socializing.

Property 517 was originally built in the year 1000 AD, and today, after a long period of restoration, it is a unique location with all the extra comforts needed for an unforgettable stay. Property 517 is rented as a single villa even though it is divided into two structures which are connected by a glass corridor.

**The Main House/The Barn.** On the ground floor of the Main House, you will find a spacious fully-equipped kitchen (two ovens, microwave, double fridge, seven induction hobs). There is also a generous dining room with a large table for up to sixteen/eighteen people and a laundry room with ice machine. On the first floor of the Main House, you will find two double bedrooms, each with en-suite bathroom with shower.

**The Tower.** On the ground floor of the villa, you will find two generous living rooms with large and original arched windows overlooking the valley. On the ground floor you will also find a comfortable twin room (which can be converted into a double bedroom) complete with en-suite bathroom with shower. On the first floor you will find a double bedroom with fireplace and large bathroom with double shower; a twin room (which can be converted into a double bedroom) complete with bathroom with shower; and a double bedroom with en-suite bathroom with shower. On the first floor, you will also find a living room with large fireplace and wonderful views of the surrounding area. On the second floor, which is in the Tower, you will find a master bedroom and a large bathroom with lavish bathtub and separate walk-in shower.

**Guest House.** Near the pool, you will find the Guest House, an apartment with independent entrance, double bed, bathroom with shower, and a cozy living area with kitchenette.



PHOTOS



























