

Peacefulness	★★★★★★
View	★★★★★★
Living room	★★★★☆☆
Rooms	★★★★☆☆
Bathrooms	★★★★☆☆
Kitchen	★★★★☆☆



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Walk or drive along an unpaved private road for approximately 100 mts and reach this secluded 1800 Italian villa farmhouse with a superb panorama of the picturesque Tuscan countryside. This magical and enchanting villa sits inside 350 acres of olive groves and vineyards and shares the site with a historical 12th century medieval castle only 5 minutes away.

Ground floor

Enter through a glass and iron door that leads you into a terracotta floor and wood beamed ceiling entry way decorated with a huge Tuscan terracotta vase. A large kitchen fully equipped with a dishwasher, refrigerator, washing machine, oven and stove. Next to the kitchen there is a bathroom (with shower). Meals can be enjoyed on the rectangular antique wooden table and chairs in the dining room. Adjoining the dining room is a small living room furnished with a sofa and is where the satellite TV can be found. From this room, a large portico made of terracotta tiles and wood beams overlooking the extensive landscape, can be accessed. When it's hot, meals can be enjoyed outdoors where a large wooden table and chairs is at your disposal. Any meal tastes better when surrounded by such

beauty. Next to the living room is located a double bedroom containing 2 twin beds. At the opposite end of the house, there is a double bedroom accommodated with two twin beds. This private room cannot only be accessed through the villa, but also has its own small entrance from the outside. Walk only 5 steps and reach the bathroom with shower. The house is furnished with a tasteful blend of Tuscan and modern furnishings. And to top it all off, the villa has its own indoor stone cellar and a fully restored old hay barn near the house. By the end of May 2005, the 10 x 5 mt. swimming pool being built amongst the olive groves should be completed. Once available, it will be fully equipped with sun umbrellas, lounge chairs, tables and sun beds. A person has been assigned to maintain the pool and the gardens. You just sit back and soak it all in.

First floor

Two double bedrooms with two twin beds each, both with ensuite bathrooms (shower). One double bedroom (queen) with ensuite bathroom (shower). One double bedroom with two beds pushed together, a bathroom (shower). One double bedroom with two twin beds and ensuite bathroom (shower).

Beds & Baths

Sleeps up to 14 adults. (7 bedrooms & 7 baths) Two double bedrooms containing 2 twin beds each. A Bathroom with shower close by. Two double bedrooms with two twin beds each and both with ensuite bathrooms (shower). One double bedroom (queen) with ensuite bathroom (shower). One double bedroom with two beds pushed together, a bathroom (shower). One double bedroom with two twin beds and ensuite bathroom (shower). Another small bathroom (shower) near the kitchen.

Living Space

Large kitchen fully equipped with a dishwasher, refrigerator, washing machine, oven and stove. Dining room with rectangular antique wooden table and chairs. Small living room furnished with a sofa and satellite TV.

Outdoors

The property is surrounded by maturing gardens and vineyards. Very peaceful atmosphere. Private swimming pool (10 X 5) Fully equipped with sun umbrellas, lounge chairs, tables and sun beds.

Household Essentials

Large kitchen fully equipped with a dishwasher, refrigerator, washing machine, oven and stove. T.V., Satellite Tv, DVD and Barbecue.

Notable Features

- twenty minutes away from Florence
- well-equipped, very comfortable home
- nicely decorated
- Located inside 350 acres of olive groves and vineyards
- shares the site with a historical 12th century medieval castle
- SOS (Secrets of Shopping) Excursion is available on request, enjoy a full or half day shopping excursion buying the best products at factory prices!

Nearby General Info

Mini market, Supermarket, bank and Restaurants close by, train station (6 kms). Greve Chianti (35 kms), Siena (90 kms) and Florence (15 kms).

Outdoor Activities

Horseback riding, golf, Tennis, Trekking and Fishing.