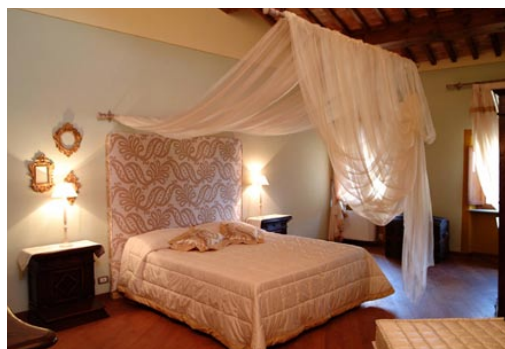


Peacefulness	★★★★★☆☆
View	★★★★★☆☆
Living room	★★★★★☆☆
Rooms	★★★★★☆☆
Bathrooms	★★★★★☆☆
Kitchen	★★★★★☆☆



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This historically significant Florentine style villa, located in a fascinating village near the town of San Miniato and built during the 15th century, is the perfect way for you to experience the essence of Tuscany. Villa Ducale has been fully restored to its previous grandeur and fully modernized to suit your needs.

The Villa is capable of comfortably accommodating ten adults and four children. The 450 square meter main house boasts of a dramatic hillside view, a magnificent stable, and a scenic pathway towards a 7000 square meter private garden, together with a swimming pool fully equipped for sweet relaxation or a family outing on a sunny day. Experience Tuscany at its best!

## Ground Floor

The main hall, which is superbly highlighted by the huge stone fireplace and extruded terracotta tiles reminiscent of Renaissance Florence, opens up to an array of rooms suited for entertaining, recreation and leisure. The ground floor features a charming studio with a grand piano, a library consisting of an extensive collection of reading materials, a relaxing living room, a cosy dining room, a fully functional kitchen accentuated by both traditional and contemporary culinary equipment, and three comfortable bathrooms.

Savor the taste of authentic Tuscan dishes seated at a beautifully carved dining set with meals prepared by a professional chef. Unwind by reading a good book, watching a movie, or taking a rejuvenating nap. And then step out of the living room into the open air of the veranda to feel the cool Tuscan breeze.

## First Floor

A spacious sitting room with a plush couch, matching arm chairs, and a welcoming parquet will greet you upon going up the main staircase. Previously used as a granary and a warehouse, this airy and well-lit area gives way to five luxurious bedrooms, each of different color motif.

Enjoy space and luxury with rooms that include one queen sized bed plus a single bed; one king sized bed; two double rooms with two beds each; and one suite with an additional bed in the sitting room. Merging historical design with modern amenities, all of these five fully air-conditioned bedrooms have their own set of cosy antiques, private bathroom, plasma screen television, telephone, a safety vault, and wireless internet service.

Relax and appreciate the stunning scenery and the extraordinary Tuscan flavours with the unparalleled accommodations provided by Villa Ducale.

Annexe - Sleeps 4+2 available under request)

Approx. 20 mts. away from the villa, a recently restored annex studio (at extra cost) has been added to suit a larger group. This structure could sleep four more persons. It has bathroom ensuite and large kitchen.

## Outdoor Activities

Horseback riding, golf, Tennis, Trekking and hiking, fishing, Cooking lessons, pottery lessons, bike rental and SPA.

## Beds & Baths

Sleeps up to 10+5 adults. ( 5 bedrooms & 6 baths+ 1 W.C)

One bedroom with one queen sized bed plus a single bed. One bedroom with one king sized bed. Two double rooms with two beds each. One suite with an additional bed in the sitting room. All rooms have their own private bathroom. Moreover, three comfortable bathrooms on the ground floor. Annexe - Sleeps 4+2 (available under request)

## Living Space

The villa is about 450 m<sup>2</sup>. Fully functional kitchen, with Stove, refrigerator, dishwasher. Spacious sitting room with a plush couch, matching arm chairs, and a welcoming parquet. Charming studio with a grand piano. Library consisting of an extensive collection of reading materials. Relaxing living room. Cosy dining room.

## Outdoors

Private swimming pool (12mt X 6mt ). The pool area is fully equipped with lounge chairs and umbrellas. 7000 Square meter private garden. Pool house with baths and dressing room. Lovely bar area by the pool with tables, chairs and deckchairs.

## Household Essentials

Fully functional kitchen (Stove, refrigerator, washing machine, dryer, dishwasher, hairdryer). Satellite T.V, phone, DVD, stereo, stereo with cd, Wire-fire Internet. (High speed Internet)

## Notable Features

- concierge services.
- Air-conditioning villa.
- Traditionally decorated
- panoramic views (stunning view from the terrace).
- 7000 Square meter private garden
- outdoor swimming pool with a Jacuzzi.
- SOS (Secrets of Savings) 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 (3 kms). Train station (15 kms). Pisa (60 kms), Florence ( 30 kms) Greve Chianti (60 kms) and S. Gimignano (40 kms).