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



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Beds & Baths

Sleeps up to 12 adults. (6 bedrooms & 6 baths) One bedroom with a French-size bed and bathroom (shower, also suitable for handicapped). One bedroom with a baldachin-style queen bed, ensuite bathroom (shower). One master bedroom with a baldachin-style queen bed and ensuite bathroom (Jacuzzi bathtub and enclosed shower). One bedroom with queen bed and ensuite bathroom (shower). Two bedrooms with 2 twin beds with ensuite bathroom (shower)-one of the bedroom is of a smaller size).

Living Space

Large (150 m²) T.V. (satellite) lounge room with terracotta floor and wood-beamed ceilings, a fireplace, sofa and armchairs to relax. A terracotta large arch divides the living room from the dining room with a rectangular Tuscan wood table and chairs. Fairly big built-in ceramic and travertine kitchen fully- equipped with main accessories as oven, dishwasher, a large refrigerator.

Outdoors

Private irregular-shaped swimming pool, fully equipped with aluminium lounge-chairs and wood tables and chairs. Two wooden pergola-terraces and a shower.

Household Essentials

Fairly big built-in ceramic and travertine kitchen fully- equipped with main accessories as oven, dishwasher, a large refrigerator. T.v, Satellite Tv, Stereo and Barbecue.

Notable Features

- well-equipped, very comfortable home.
- nicely decorated
- ideal for families with children
- peaceful area near Umbria.

Nearby General Info

Mini market close by. Supermarket, bank, Restaurants (5 kms), Train station (15 kms). Arezzo (50 kms), Siena (100 kms) and Florence (130 kms).

Outdoor Activities

Golf, Tennis, Trekking, Fishing and SPA.

Villas Giovan Battista is located in the middle of the Chianti, "Colli Senesi" countryside, on a hill, high about 400 mt. above the sea level. This sixteen hundred stone villa, of approx. 400 m², was originally a farm house, belonging to a 300 hectares farm, where the most traditional pure olive oil is still produced with very ancient press procedures. Approx. 5 km. of unpaved road conducts you among the olive groves and woods, where the independent villa is situated. Peace and tranquillity are undisturbed. Outside in the middle of the green, an excellent irregular-shaped swimming pool, fully equipped with aluminium lounge-chairs and wood tables and chairs. Here there is a wooden pergola-terrace and a shower. The pool is opened from the 1st of May till Sept. 30th. It is normally cleaned twice per week, unless extra cleaning is required.

Ground floor

A second pergola-terrace, next to the front of the house, with a wood beamed, terracotta roof: a place to enjoy meals outside.

There is a large (150 m²) T.V. (satellite) lounge room with terracotta floor and wood-beamed ceilings, a fireplace, sofa and armchairs to relax.

A terracotta large arch divides the living room from the dining room with a rectangular Tuscan wood table and chairs. Adjacent is a fairly big built-in ceramic and travertine kitchen and terracotta floor, fully- equipped with main accessories as oven, dishwasher, a large refrigerator.

There is a door (as well as a two more around the ground floor) that opens straight on the grounds.

1 bedroom with a French-size bed and bathroom (shower, also suitable for handicapped).

First floor

- 1 bedroom with a baldachin-style queen bed, ensuite bathroom (shower).

- 1 master bedroom with a baldachin-style queen bed and ensuite bathroom (Jacuzzi bathtub and enclosed shower).

- 1 bedroom with queen bed and ensuite bathroom (shower).

- 2 bedrooms with 2 twin beds with ensuite bathroom (shower)-one of the bedroom is of a smaller size).

- The bathrooms are made with artistic hand-made Vietri ceramic tiles. The whole house is very well restored, never losing it's original Tuscan tradition.