

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



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## Beds & Baths

Sleeps up to 12 adults+2. (6 bedrooms & 7 baths)  
6 bedrooms with 6 bathrooms (all the bathrooms are ensuite with shower).

## Living Space

Two wonderful big living rooms. Very nice and Large kitchen communicating with the dining room, and the garden terrace. Tastefully decorated large bedrooms perfect retreat for family gathering.

## Outdoors

Private swimming pool (14 mt x 7mt ) Green area just outside with table and chairs.

## Household Essentials

Large kitchen (equipped with refrigerator, washing machine, oven and dishwasher). T.v, Satellite TV, Stereo, Stereo with CD, Pc with Internet connection for the use of the guests. Fully Air-conditioned villa with central heating.

## Notable Features

- Fully air-conditioned villa.
- proximity to wine canteens of Chianti region
- half an hour away from Florence
- in the heart of Chianti
- peaceful, in the middle of vineyard
- nicely decorated
- spacious, convivial living spaces & large bedrooms
- easy access to colourful local towns and good restaurants
- 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 close, Supermarket, bank and Restaurants close by. (2 kms). Pisa (43 kms), Florence (40 kms) and Siena (70 kms).

## Outdoor Activities

Horseback riding. golf, Tennis, Trekking and Fishing and SPA.

Walk or drive along an unpaved private road for approximately 100 mts and reach this secluded 1700 Italian villa with a superb panorama of the picturesque Tuscan countryside. Situated just outside, an historical village full of monuments and cultural activities.

Villa Mastroianni has a wonderful garden with swimming pool. Here you will be able to find relaxing and evocative natural sceneries that will offer to you the opportunity to appreciate completely the beauty of the countryside life style, with walks through the ancient trees or going shopping in the local fresh fruit market, will make you feel as part of the real Tuscans lifestyle.

### Ground floor

- Two wonderful big living rooms.
- One large kitchen communicating with the dining room, and the living room.
- PC with internet access.

### First floor

- 6 bedrooms with 6 bathrooms (all the bathrooms are en-suite).
- All the rooms are air-conditioned and equipped of TV sat and bathrooms with bath or shower.

### Features

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