

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



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Villa Tosca is a fine example of a Tuscan country house, situated at the heart of an outstanding 16th century estate. The villa is set in a beautiful, floodlit park on the edge of a lush, wooded hill and surrounded by orchards and olive groves. To the front of the villa is a vast lawn and spacious swimming pool surrounded by comfortable sun lounge and umbrellas. On both sides of the building are original patios in Tuscan stone where wrought iron tables and chairs with cream umbrellas provide an elegant setting for an al fresco lunch or early evening aperitif.

The house itself has recently been restored to the highest standards while retaining its traditional Tuscan character. Beautiful terracotta tiled floors and exposed beams adorn every room, and several of the downstairs living rooms have frescoed walls. As well as a large lounge and satellite television, the first floor of the property boasts a formal dining room, fully equipped kitchen, two guest bathrooms and a beautiful internal conservatory where breakfast may be enjoyed. With ensuite facilities in every bedroom, Villa Tosca offers the best of modern comforts and convenience in an elegant yet rustic setting.

Main featured of the Villa

- 7 individually styled double bedrooms with ensuite bathrooms (1 of them can be either queen or twin)
- 1 large single bedded room with ensuite bathroom
- Banquet hall
- Formal living room with satellite TV
- Air conditioning / heating throughout
- Outdoor dining areas
- Fully equipped Tuscan style kitchen
- Barbecue
- Guest office area with fax and computer facilities (first floor)
- Outdoor and indoor wireless internet access
- Floodlit swimming pool (18 x 8) sq. mts

Included in the rental

Heating, air-conditioning, electricity, water, gas, linen change twice per week (Saturday and Tuesday or Wednesday), swimming pool, housekeeping services. A gardener looks after the grounds and swimming pool maintenance. Staff work 6 days per week, with 1 day off when no meals or housekeeping duties are provided. Concierge service.

Beds & Baths

Sleeps up to 15 adults. (8 bedrooms & 10 baths) Seven individually styled double bedrooms with ensuite bathrooms (1 of them can be either queen or twin). One large single bedded room with ensuite bathroom. Two guests bathrooms.

Living Space

Banquet hall. Formal living room with satellite T.V. Fully equipped kitchen with oven, refrigerator, microwave, dishwasher and washing machine.

Outdoors

Private swimming pool (18 x 8 sq.mts) with comfortable sun lounge and umbrellas. Patios in Tuscan stone with iron tables and chairs with cream umbrellas for outdoor meals.

Household Essentials

Fully equipped kitchen with oven, refrigerator, microwave, dishwasher and washing machine. T.V, satellite T.V, phone, Fax, Stereo, Stereo with cd, Internet, barbecue, High speed Internet and wireless.

Notable Features

- Air conditioning / heating throughout
- Nicely decorated
- Large private swimming pool

Nearby General Info

Mini market, Restaurants close by. Supermarket and bank (3 kms). Train Station (6,5 kms). Luca (6,5 kms), Florence (50 kms), Pisa (19 kms) and Cinque Terre (60 kms).

Outdoor Activities

Horseback riding, golf, Tennis, trekking, fishing and SPA.