

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



www.villasinitaly.biz



Villa della Campagna is an ancient 16th century Italian villa is surrounded by 80 acres of woodlands where guests may enjoy the fresh air on long country walks. Villa Della Campagna is the perfect vacation rental in Italy for those who appreciate well restored historical properties with all the comforts of a modern house. The villa is furnished with traditional antique Tuscan furniture. In the style typical of an Italian villa in this region, the flooring is terracotta and the ceilings are wood-beamed. 2,5 kms. of unpaved road lead to the villas main gated entrance. Approx. 50 mts. from the villa there is a private outdoor swimming pool (16mx8m). Outdoor furniture is provided. Approx. 6 meters away from the main villa there is a small house where the caretaker resides. The caretaker is available to assist guests with any queries they may have. This is included in the price.

### Ground Floor

The ground floor houses an open-plan bar where guests can meet and enjoy the T.V. room. The bar is stocked with a variety of alcoholic beverages which can be consumed at an extra charge. Nearby are 4 small dining rooms with 10 small tables with a seating capacity of 35.

The ground floor also houses a large professional fully equipped stainless steel kitchen with a large refrigerator and oven.

A large outdoor terrace adjoining the dining area affords panoramic views of the surrounding countryside. Meals may be eaten on the terrace in the warmer months.

### First Floor

Six bedrooms, 4 are with queen beds, 2 are with twin beds pushed together, each room with ensuite bathroom (showers, hair dryer and complimentary amenity basket with soap and shampoo). One of these bedrooms is larger and has a twin sofa-bed for an extra person. All the bedrooms are elegantly decorated with mostly antique furniture's, very nice carpets and curtains.

The Master bedroom has an independent entrance and staircase with a portico balcony, a characteristic feature of many villas in Italy. The bedroom has a fireplace, open-plan kitchenette, T.V., telephone (at extra cost), central heating (is not included in the price), small living room with twin sofa-bed, large ensuite bathroom (shower, hair dryer & amenity basket with soap & shampoo).

A queen-size bed is placed on an intermediate floor.

## Beds & Baths

Sleeps up to 12 adults. (6 bedrooms & 6 bathrooms 2 W.C).

Four bedrooms with queen beds. Two bedrooms with twin beds pushed together. Every has ensuite bathroom (showers, hair dryer and complimentary amenity basket with soap and shampoo). One of these bedrooms is larger and has a twin sofa-bed for an extra person. W.C. for the guests on the ground floor.

## Living Space

Open-plan bar T.V. room.. Four small dining rooms with 10 small tables with a seating capacity of 35.

Large professional fully equipped stainless steel kitchen with a large refrigerator, oven, microwave, washing machine and Dishwasher.

## Outdoors

Private outdoor swimming pool (16m x 8m). Outdoor furniture with table and chairs and a large ice-cream dispenser by the pool. The pool has a lighting system for nighttimes use. Large outdoor terrace adjoining the dining area.

## Household Essentials

Large professional fully equipped stainless steel kitchen with a large refrigerator, oven, microwave, washing machine and Dishwasher. T.v, Satellite T.V, phone, Barbecue, DVD, stereo, stereo with cd, Internet connection.

## Notable Features

- Panoramic views dominating the hills.
- Remains of a medieval tower have purposely been left on the property
- Traditionally newly decorated.
- Very Peaceful location.
- Master bedroom with an independent entrance and staircase with a portico balcony.

## Nearby General Info

Mini market (2,5 kms) Supermarket (7 kms). Restaurants and bank (8 kms) Train station (18 kms). Arezzo (18 kms), Siena (85 kms) and Greve Chianti (89 kms).

## Outdoor Activities

Horseback riding, golf, Tennis, trekking and fishing.