

Interior & Grounds

The Villa is comprised of two floors measures 300 sq.m and hosts up to 11 persons.

Ground floor:

- A fully equipped built-in kitchen with a full range of modern appliances and utility cupboard
- A furnished living room with a large table, sofas, armchairs and satellite TV
- A spacious lounge enhanced by an original rustic fireplace surrounded by sofas, armchairs and satellite TV
- A bathroom equipped for the disabled
- A double bedroom (or twin beds) with satellite TV and en suite bathroom with shower
- A porch sheltered by a wrought iron pergola where you can enjoy your meals or simply relax on comfortable sofas.

First floor:

- 2 doubles (or twin beds) that can be transformed into triples
- 1 double bedroom (a single bed can be added in this room) each with an en suite bathroom with shower, an open fireplace, satellite TV and a built- in cupboard

A spiral staircase leads to the “dovecote”, a tower which looms from the centre of the roof converted into a comfortable lounge offering a 360° panoramic view of the hilly landscape.

The Villa has under-floor central heating and air conditioning throughout which can be adjusted as required in every room plus a central sound system with concealed speakers in every room, alarm, safe and telephone.

Leisure facilities:

- Small rustic style hut open on 3 sides equipped for preparing meals and a barbecue or simply to relax
- 15m x 5m swimming pool with a depth from 40cm to 150 cm. with Roman spa steps leading into the pool and a hydro-massage zone
- Solarium with sun beds, chairs and small tables
- Wrought iron sheltered gazebo with sofas and armchairs
- 5.000m garden, landscaped with traditional Tuscan flora
- Sheltered carpark

Although the Villa is situated in the open countryside there is a restaurant nearby (just 800 m) which you could walk to and savour traditional Tuscan cuisine. More restaurants, a few shops, cafés, a bank, a post office, a chemist and a doctor are a few km away and at Peccioli there is a supermarket and interesting shops.



Amenities:

- Dishwasher
- Washing machine
- Iron
- Hairdryer
- Satellite TV
- Telephone (payment by call)
- Central sound system with concealed speakers in every room
- DVD player
- Air conditioning and central heating (not included in price)
- Broadband internet access, barbecue.
- Swimming pool (with hydro-massage relaxing zone)
- Children's pool and a solarium with sun beds, tables and chairs
- Gazebo with tables, chairs, sofas and armchairs
- Games and children's playground (swings, table tennis etc. etc.)
- Sale of local products (olive oil, wine, honey etc.)
- Traditional Tuscan evening meal (on request)
- Sale of fresh products: bread, pizza, pizza bread, cakes, croissant etc. (every morning)
- Food and wine tours (on request)
- Sport and leisure (in the area) horse riding excursions, walking trails, golf, tennis, football, spa (on request)
- Art and Italian language courses (on request)
- Cooking courses (on request)
- Guided visits of the most beautiful historical towns (on request)
- Eco friendly
- Garage
- Canoeing/Kayaking
- Mountain biking
- Swimming pool (with hydro-massage relaxing zone), Dimensions: 16x8 metres, Depth 1.2 to 1.5 metres
- Mini pool for children, Dimensions 5x2 metres, Depth: 0.5 metres

The price and all inclusive:

- Water
- Gas
- Electricity
- Bed linen
- Bath linen
- Kitchen linen
- Swimming-pool (with six Jacuzzi style points)
- Cleaning
- Visit to a wine cellar with wine tasting for FREE!

FREE Special Offer!

For bookings with arrival between May and October:

- Guided walking tour of Peccioli, an characteristic medieval village in Tuscany. A walk like a journey back in time!

Not included:

- Heating € 4,50 per cubic meter
- Air conditioning € 0.45 at KW.
- Extra change of linen € 15 per person
- Dogs € 50 for week

Location & Local Information

Situated where the provinces of Pisa, Siena and Florence meet, the villa is just a short distance from the well preserved historical towns of Volterra and San Gimignano.

The village of Montelopio, about 1 km from the Villa, boasts an ancient history. The Etruscans, Longobards, the seafaring Republic of Pisa, the Templars and the noble families of the Grand Duchy of Tuscany have all left their traces as they passed through or settled, attracted by this "prosperous hill".

The location of the villa is ideal for visiting the most important cultural and artistic centers of Tuscany.

Distances to the following places :

- Volterra 20 km
- San Gimignano 29 km
- San Miniato 29 km
- Certaldo 35 km
- Livorno 45 km
- Pisa 48 km
- Vinci 48 km
- Lucca 49 km
- Viareggio 65 km
- Pistoia 65 km
- Siena 68 km
- Florence 73 km
- Carrara 93 km
- Montalcino 106 km
- Pienza 119 km
- Arezzo 120 km
- Grosseto 120 km
- Montepulciano 125 km
- The sea 48 km
- Spa (Casciana Terme) 25 km



Terms & Conditions

- Security deposit: € 400.00
- Energy costs included?: Yes
- Heating costs included?: Yes. 0,45 per cubic meter.
- End of stay cleaning included?: Yes
- Linen & towels included?: Yes
- Pets welcome?: Yes. € 50.00 per stay
- Smoking Allowed?: Yes
- Changeover day: Saturday