

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



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Is an elegant 500sqm two-storey 16th century country estate which once belonged to a noble family. Thanks to its valuable 18th and 19th century antique furnishings and its proximity to Florence, the villa is perfect for art lovers who wish to relax in a historical environment. Original frescoes and wooden casement ceilings help to give you the feeling that you have stepped back into the annals of time. It is located in a peaceful site of the Chianti area with a vast private garden which is shaded by centuries-old trees and graced with beautiful views of the family vineyard. Behind the house, hidden away in absolute privacy are a spacious terrace and a broad lawn where a barbecue and brick oven make evening meals a delight. Nearby is the private swimming pool (5m x 10m) Recently built for the exclusive use of the villa, it is shaded by oak and olive trees and affords wonderful views across the valley. There is also a very old chapel on the grounds which can still be used for private religious functions. Although it enjoys absolute seclusion, the villa is part of an active farm which produces Chianti wines, olive oil, grappa and honey (all of which can be purchased). The owners live next to the villa. Wine tasting and visits to the cellars can be arranged on the property. Next door to the villa is

a charming typical restaurant where local specialties are served. Nearest local market: about 1 km. Facilities Available nearby: horseback riding at 200m, golf at 10kms., tennis at 2kms.

**Main Property**  
up to 10 persons - 5 bedrooms, 3 bathrooms

**Ground floor**  
Large fully equipped kitchen (refrigerator, oven, dishwasher, washing machine, American coffee machine, toaster) with fireplace/barbecue and a table for 10 persons.  
Formal dining-room which opens onto the garden, living room, bathroom with shower.  
There is a locked storage room.

**First Floor**  
Can be reached both from inside & outside stairs into a large living-room with fireplace, library, a cozy fireplace, billiard room.  
3 double bedrooms with double beds  
2 twin bedrooms  
2 bathrooms with bathtubs.

## Beds & Baths

Sleeps up to 10 adults. ( 5 bedrooms & 3 baths)  
Three double bedrooms with double beds. Two twin bedrooms. Two bathrooms with bathtubs. One bathroom with shower on the ground floor.

## Living Space

Large living-room with fireplace. Library and Billiard room. Large fully equipped kitchen (refrigerator, oven, dishwasher, washing machine, American coffee machine, toaster) with fireplace/barbecue and a table for 10 persons. Formal dining-room.

## Outdoors

The property is surrounded by maturing gardens and vineyards.  
Private swimming pool ( 5m X 10m) fully equipped with tables, sun umbrellas & sun-chairs. Vast private garden. Spacious terrace and broad lawn with barbecue and brick oven. Old chapel on the grounds to be used for private religious functions.

## Household Essentials

Large fully equipped kitchen with refrigerator, oven, dishwasher, washing machine, American coffee machine, toaster, with fireplace/barbecue .TV, satellite T.V, telephone. parking lot.

## Notable Features

- Half an hour away from Florence
- In the heart of Chianti
- Old chapel on the grounds
- Nicely decorated
- concierge services
- 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 by and Restaurants on the premises. Supermarket and bank (5 kms). Train station (15 kms). S. Gimignano (44 kms), Florence (18 kms), Siena ( 60 kms) and Pisa (64 kms).

## Outdoor Activities

Horseback riding, Golf, Tennis, trekking and fishing.