



Welcome to the Tuscan Enterprises online catalog.
Plan now for your Italian Holiday!

Introduction

Welcome to the Tuscan Enterprises and Viaggi il Cocomero 2020 online Italian Villa catalog. We specialize in Italian Villa rentals and Italian Real Estate sales in the picturesque Italian regions of Tuscany, Umbria, Lazio, Marche, Veneto, Piemonte and Amalfi.

Thinking about a vacation in Italy? Whether you are searching for a luxury Villa rental in Tuscany, a countryside cottage in Umbria or a rental apartment in the heart of Florence, we can help. With 39 years of experience and thousands of satisfied clients, we know what it takes to create an unforgettable holiday in Italy. We have an extensive listing of farmhouses and Villas for rent in Tuscany, Umbria, Lazio, Marche, Veneto, Piemonte and Amalfi, including Florence, Siena, the Chianti region, Lucca and more. From a relaxing holiday in a scenic Umbrian farmhouse to luxury living in a Tuscan Villa, we can help with your Italian vacation.

Tuscan Enterprises is a certified Real Estate Company and Viaggi il Cocomero is a legally registered Tour Operator and Travel Agent. If you are interested in a holiday rental, then click on the Villa index tab above. If it is purchase of real estate that attracts you, then please click on the Real Estate tab above to view a few examples of our list of properties for sale.

More information



Print your
catalog



Real estate



Contact us

Follow us



Follow



Join



Subscribe

Google+1

Useful Blog articles

AUTHENTIC TUSCAN FOOD - MORE THAN JUST PIZZA AND PASTA

Authentic Tuscan Food - More Than Just Pizza And Pasta Italian food has been extremely popular in recent decades. Go... [Read more](#)

BRIEF STORY AND DESCRIPTION OF THE CINTA SESENE BREED OF PIGS.

I have received a few emails asking me what the small animal I am holding in my arms in the photograph I used in the int... [Read more](#)

Top destinations



Firenze

- San Donato in Poggio
- Panzano in Chianti
- Firenze
- Montesertoli

- Greve in Chianti
- Barberino Val d'Elsa
- Tavarnelle Val di Pesa
- San Casciano Val di Pesa

- Mercatale Val di Pesa



Arezzo

- Montebenichi - Bucine
- Arezzo
- Bucine
- Cortona



Siena

- Castelnuovo dell'Abate
- Buonconvento
- Gaiole in Chianti
- Siena

- Colle Val d'Elsa
- Vagliagli
- Asciano
- Sovicille

- Castellina in Chianti
- Ponte d'Arbia
- San Quirico d'Orcia
- Sinalunga

- Radda in Chianti
- Rosia
- Pianella
- Lecchi in Chianti

- Castelnuovo Berardenga
- Poggibonsi
- Monteriggioni



Perugia

- Città di Castello
- Todi



Viterbo

- San Lorenzo Nuovo
- Acquapendente
- San Michele in Taverina



Terni

- Allerona
- Orvieto



Pesaro Urbino

- Sant'Ippolito



Asti

- Vaglio Serra
- Nizza Monferrato



Salerno

- Praiano

How to book your Italian villa

Please contact the agency who referred you to our website. The agencies have all been authorized by us to accept bookings and you will find that they are well-informed professionals and that most of them know Italy personally. The agency will accept your request and check with us to see if the accommodation and period chosen by you are free. If they are, you will be requested to fill in and sign the **BOOKING FORM** and to follow instructions provided in the BOOKING CONDITIONS listed below the **BOOKING FORM**.

Please be sure that the **BOOKING FORM** has been accurately completed and signed. As it is a binding document, before signing it be sure to read the BOOKING CONDITIONS carefully. Without signature it will not be accepted. Because of the paperwork involved, you will be charged Euros 30 for any modifications in your booking once it has been confirmed. Modifications will only be accepted up to 60 days prior to arrival. Once you have effected full payment, you will be sent a voucher which is your access pass to the house (and must be shown to the keyholder on arrival) together with the road itinerary.

Descriptions of our Italian villas

All Villas are carefully selected and described as accurately as possible. We prefer to provide as much information as possible rather than not enough. In order to please the many nationalities with which we work, our descriptions utilize terms that are accepted and used by most tour operators. If something is not clear, please ask your agency for further information. Bathrooms are described as complete when they contain a WC, washbasin, bidet and either a bathtub or a shower. Anything which is not described is not available. Please note that a Villa rental is not like a hotel rental: Villas are self-catering units and do not offer hotel services.

Beds and linen in your villa

Bedroom and bathroom linen is provided weekly. Although the swimming pool areas are furnished with chairs and tables, owners get upset when they see guests using blankets from the beds to lay on in the sun. In some Villas beds can be provided as doubles or divided into singles. This must be written down on the booking form to allow owners and keyholders time to effect the changes. Beds will not be modified after your arrival.

Villa furnishings

The Villas are all completely furnished and equipped. Toilet paper and soaps are not provided. Kitchens have gas, electric or mixed gas/electric ranges, refrigerators, and usually ovens. You are not allowed to move furniture around in the Villas, nor to remove furniture from inside and place it outside.

Heating in the Italian homes

The type of heating available is described for each Villa. According to the Villa's measuring system, it is either payable on consumption or at a fixed weekly rate. Heating always will be paid directly to the keyholder along with fireplace wood. Italian law states that a Villa must not be heated for more than 12 hours per day and only from mid October to mid April. Please be careful in using heating because it can present you with an expensive surprise at the end of your holiday. When heating is used, total gas consumption will be charged in all Villas.

Swimming pools / Gardens

Pools are guaranteed open from June 1st to September 30th. The owner or the caretaker have access to the pools and gardens for maintenance. Beach towels are not provided.

Maid service / Cooks

Maid service costs between 15 and 20 Euros/hour. Please note on your **BOOKING FORM** if you want to have a maid and we will notify the owners. In many Villas maid service is mandatory, and a set weekly fee is charged. At some Villas, cooks are available and arranged by the owner or keyholder. Please ask your agent whether this service is provided at your Villa. Direct arrangements with external cooks/caterers are not permitted unless specifically authorized by us. We avail ourselves of a Concierge Services company to help organize cooks, cooking courses, wine tastings, excursions, guided tours and a variety of customized services.

Domestic animals

Pets are allowed in some Villas under your complete responsibility for any damages, bites or scratches that occur. You may be asked for an additional damages deposit to cover your pet.

Water

All Villas have potable water. Please try to use it sparingly during the summer months because Italy sometimes runs dry. You are not allowed to wash automobiles or to fill children's playpools unless authorized by the owners.

Electricity

Some Villas have limited electric capacity. Please be careful in using more than one appliance at a time because circuit breakers will shut the electric system off. This can be aggravating when you have to look for the electric control panel in the dark. Electricity is all 220 volts. Please ask the keyholder to show you the location of the circuit breakers upon arrival at the Villa.

Telephones

Many Villas have telephones for guest use, and you may be asked for an additional phone deposit. Most Villas have phone meters and you will be charged at a fixed rate per unit. Some are not provided with meters and in this case you will be asked to leave the deposit and it will be returned to you following a reading through the telephone provider of units used. Italy has an excellent cellular phone network, so if you own a cellphone you should have no problems using it. Italy has both impulse and digital dialing, so make sure you adapt your laptop software if you plan to access email and internet from Italy. ADSL and WFI are present in some Villas, and there are internet points or caf  s available in even the smallest of towns.

Baby cots

Cots are provided free of charge in those Villas where the description states that a cot is available. Some Villas do not provide baby cots. Please note that only the cots are provided. You must bring your own cot linen. If you need a baby cot, please mark it down on your **BOOKING FORM** so that we may notify the owner.

Registration / Deposit / Final cleaning

On arrival, please give the keyholder your passports or I.D. Cards. Italian law requires registration of guests within 24 hours of arrival. You will be required to pay a security deposit of Euro 260 to the keyholder or, in some cases, a larger deposit is due and this is specified in the price list and on your voucher. Most keyholders will also accept foreign currency. Personal checks and credit cards will not be accepted. At the end of your holiday, your security deposit will be returned to you less costs of any damages that occurred.

Clients will find the Villas clean and tidy on arrival and should leave them in the same condition on departure. Although final cleaning is included in the price of most Villas (the few exceptions specify any final cleaning costs in the descriptions), this does not extend to leaving them in a mess nor with kitchens full of dirty dishes. Should this be the case, you will be charged for the extra cleaning expenses. You will also be charged 5 Euros per bag of garbage left at the house that must be removed and disposed of by the keyholder.

Please note that as of 2012, the Italian national government has passed a law allowing towns and cities to apply sojourn taxes to guests staying in any holiday accommodation. This is not applied by all towns and the amounts vary considerably from one area to another. Some of the Villa owners will ask you to pay the sojourn tax at the end of your stay, while others will not if they are in areas that are not subject to its application. You can also refuse to

pay it by simply signing a statement to that effect which the owners will provide you with.

Insurance

We strongly advise you to buy holiday cancellation insurance. Our agents have their own programs. Most insurance companies offer this service in some form at a very contained cost.

Real Estate

Tuscan Enterprises is a fully certified Real Estate Agency. If you are interested in purchasing a house in Italy, please contact us for an appointment during your holiday.

Residential complex "BORGO LE VIGNE"

BORGO LE VIGNE - Beautiful property located on a hilltop that offers 360 degrees views over the surrounding vineyards and the countryside. The Borgo's access dirt road is about 600 meters long and in fairly good condition. Vinci, Maestro Leonardo da Vinci's birthplace is at about 3 kms with all shops, facilities and restaurants. The Leonardo Museum and the house where he was born are certainly worth a visit.

Empoli is at 12 kms with Railway Station that allows easy access to Florence, Pisa, Lucca and Siena without having to use a car. Lucca and Firenze are at 47 kms, while Pisa and the Galileo Galilei Airport and the Tyrrhenian Sea's sandy beaches are at 60 kms. Siena is at 100 kms. Vinci also has a new Golf Course (about 1 km from the Borgo) that was inaugurated on April 2009 and it is considered one of the best with 9 holes in Tuscany.

The origins of Borgo Le Vigne go back to Romanesque times and the structures were first built around the Church, which is still standing, that dates back to the year 1000. The Borgo consists of three independent buildings set as a horse shoe around a central large lawn. Two of the structures are divided into apartments and rooms, while the third hosts the cellar and it is mostly used for the wine estate's activities.

The estate expands over 80 hectares, 45 of which are vineyards that cover the hills around the Borgo, while the rest of the estate is occupied by olive groves. Guests can purchase an excellent selection of wines and olive oil from the owner, who is a charming and friendly person, a wine connoisseur and a passionate jazz fan who is available to assist guests with suggestions about what to visit, and good tips on local Restaurants. The owner lives on the premises and speaks French and English.

The two buildings, Casa Belvedere and Casa Clarinetto, where the apartments are located, are surrounded by ample garden spaces. There is a barbecue on the central lawn for Casa Clarinetto and another one in the back of Casa Belvedere for shared use of the apartments.

The grounds also offer both private and shared furnished garden areas, a swimming pool (7 x 14 meters - depth from 1,10 to 1,40 meters), located on a plateau below Belvedere, with fantastic views all around. The grounds are well equipped with garden furniture, and a hot tub with hydro massage for guest use. Pool towels will be provided at Euro 9 per person per week (bathroom towels cannot be used around the pool).

On the ground floor of Casa Clarinetto is a laundry room with washing machine, sink, iron and ironing board and a hanging rack that can be placed outside - it is for shared use of all the apartments.

The restoration of the two structures was completed in 2009, preserving the original characteristics of the farm buildings. The apartments are provided with all modern and technological amenities. Each apartment and room offers: independent air conditioning systems that provide both warm and cold air, included in the rental price, analogical and digital widescreen TVs, WIFI, dishwasher, free standing fridge with freezer section. There are some baby cots and private parking is on the Borgo's grounds.

Casa Belvedere's apartments have mosquito screens on the windows and apartment Sangiovese has them on the entrance door as well. None of the double beds can be separated and turned into twins. It is comfortably furnished with a combination of rustic furniture and pieces from the 1900's.

The kitchens have Carrara marble sinks and kitchen tops with 4 fitted gas hobs and microwave ovens. The floors are in cotto and most of the ceilings also have wooden beams and cotto tiles. The building is surrounded by paved terraces with private furnished areas for each apartment.

The structure is divided into 5 apartments, 2 of which on the ground floor and 3 on the first floor - at one end of the building is the owner's apartment.

Casa Clarinetto has a more modern characterization based on an idea of a well known and polyedric Italian jazz composer and singer: Renzo Arbore. This building is divided into 4 apartments, 3 of which on the ground floor (Pinot, Malvasia, Canaiolo), and the fourth (offered in two versions: Trebbiano or Vernaccia) on the 1st floor.

On the 1st floor are also 4 large double rooms (suites) named after the dominant colour of the room (Blue, Orange, Violet, Green), that can be booked together with any of the apartments in case of larger parties (ask your agency for prices).

The suites are all spacious and comfortably furnished with double beds, a sitting corner with two armchairs, shelf with kettle and basket with tea bags and other comfort items and an ensuite complete bathroom with shower stall.

Apartment Malvasia is equipped for disabled persons. Each apartment has a private furnished garden area on the central lawn.

CHARDONNAY



Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010301 - 58 MQ



Kitchenette - living/dining room with double sofa bed - 1 double bedroom - 1 bathroom

This ground floor apartment is located at one end of the building in the corner. Its parking is on the side of the house. The access is from the Eastern paved terrace facing the central lawn with private furnished garden area in front.

The entrance glass door opens directly into the living/dining area with double sofa bed (2,00 x 1,60 meters). From this room an open passage on the left leads to a kitchenette. Another open passage in the living/dining area leads to the double bedroom and to the complete bathroom with shower stall.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 840,00	€ 985,00	€ 1.090,00	€ 1.335,00
American Dollar	\$ 940,00	\$ 1.100,00	\$ 1.220,00	\$ 1.500,00

SANGIOVESE



Town: VINCI

Province: FI

Persons: 4 / 6

Description: R.C. 010302 - 81 MQ



Kitchen corner - living/dining room with double bed and double sofa bed - 1 twin bedded room - 1 bathroom

Access to this ground floor apartment is from the large terrace facing west. Its private, furnished section of the terrace overlooks the vineyards sloping down the hill and the pool area. Private entrance is into a very large, extended vaulted room, symbolically divided into two areas by a brick arch. The first area, near the main door is the dining room with wall occupied by the kitchen.

Further inside the room, past the dining area, is a living room with double sofa bed (meters 2,00 x 1,60) - two screens divide this area from the actual bedroom at the end of the room. This is a very cool room and it will be perfect even in the hottest days of the summer.

On the left of the kitchen/dining area is an open passage that leads to a twin bedded room (beds can be united into a double on request) with glass door to the outer terrace next to the main entrance and, up one step, to the bathroom (washbasin, shower stall and WC).

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 1.050,00	€ 1.205,00	€ 1.425,00	€ 1.765,00
American Dollar	\$ 1.180,00	\$ 1.350,00	\$ 1.600,00	\$ 1.980,00

SYRAH

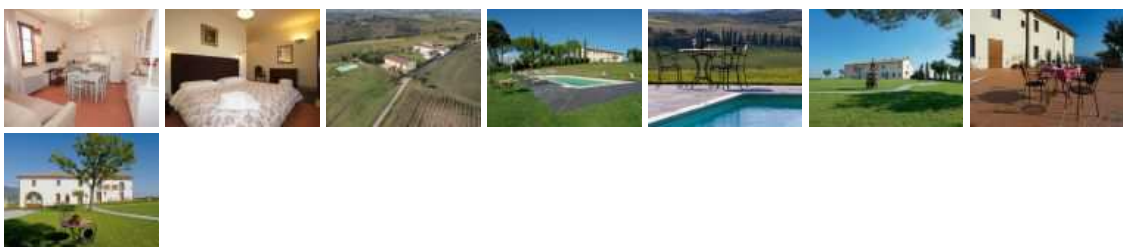


Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010303 - 48 MQ



Kitchen corner - living/dining room with double sofa bed - 1 double bedroom - 1 bathroom

Ground floor access is from the western terrace, in common with Cabernet and Merlot. An internal flight of stairs leads to the 1st floor landing where the first door on the right, up one step, opens into apartment Syrah. Inside is a living/dining room with kitchen corner and double sofa bed.

A passage on the left of the entrance door leads to doors to the double bedroom and to the bathroom (washbasin, shower stall and WC).

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 720,00	€ 865,00	€ 1.015,00	€ 1.205,00
American Dollar	\$ 810,00	\$ 970,00	\$ 1.140,00	\$ 1.350,00

CABERNET

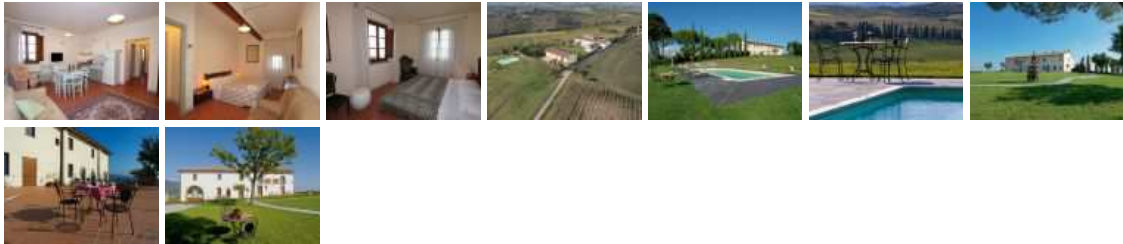


Town: VINCI

Province: FI

Persons: 4 / 6

Description: R.C. 010304 - 72 MQ



Kitchen corner - living/dining room with double bed - 2 double bedrooms - 1 bathroom

Ground floor access is from the western terrace, in common with Syrah and Merlot. An internal flight of stairs leads to the 1st floor landing. Up one step on the left, a short hallway with two doors leads to apartments Cabernet and Merlot. Inside is a living/dining area with kitchen corner and double sofa bed. An open passageway from the kitchen leads to doors to the complete bathroom with shower stall on the left, and to two double bedrooms.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 1.050,00	€ 1.205,00	€ 1.425,00	€ 1.765,00
American Dollar	\$ 1.180,00	\$ 1.350,00	\$ 1.600,00	\$ 1.980,00

MERLOT



Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010305 - 43 MQ



Kitchen corner - living/dining room with 2 single sofa beds - 1 double bedroom - 1 bathroom

Ground floor access is from the western terrace, in common with Cabernet and Syrah. An internal flight of stairs leads to the 1st floor landing. Up one step on the left, a short hallway with two doors leads to apartments Cabernet and Merlot.

Entrance is into a small hall that leads to the living/dining area with kitchen corner and two single sofa beds. An open passage leads to doors to the double bedroom and to the complete bathroom with shower stall.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 720,00	€ 865,00	€ 1.015,00	€ 1.205,00
American Dollar	\$ 810,00	\$ 970,00	\$ 1.140,00	\$ 1.350,00

PINOT

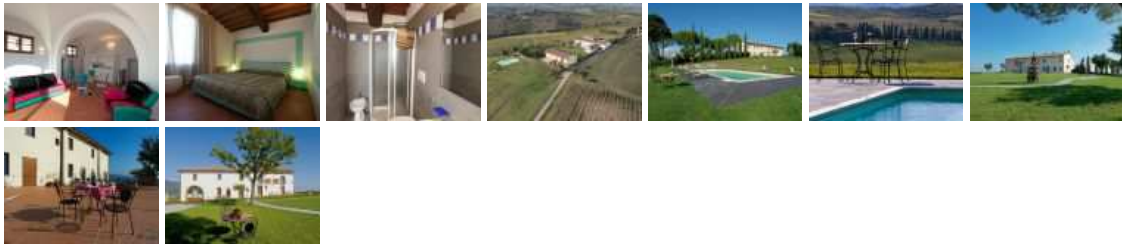


Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010306 - 54 MQ



Kitchen cupboard - living/dining room with double sofa bed - 1 double bedroom - 1 bathroom

Access is from the central lawn through a very large arched glass door into a living/dining room with double sofa bed and comfortable kitchen cupboard. No oven. The room has vaulted ceilings and an archway that ideally divides the areas.

Three sandstone steps lead from the kitchen/dining area down to the door of the double bedroom with arched window and to the complete bathroom with shower stall. Cotto floors and wood beams and cotto tiles in the ceiling.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 840,00	€ 985,00	€ 1.090,00	€ 1.335,00
American Dollar	\$ 940,00	\$ 1.100,00	\$ 1.220,00	\$ 1.500,00

MALVASIA



Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010307 - 44 MQ



Kitchen cupboard - living/dining room with double sofa bed - 1 double bedroom - 2 bathrooms

Access is from the central lawn. The kitchen cupboard is on the right wall. Past this is the living/dining area with double sofa bed in a niche created by a brick arch. Next to the sofa bed is a double door that can be opened if this apartment is booked together with apartment Canaiolo.

On the left of the room, a flight of 6 sandstone steps leads down to the double bedroom and complete bathroom. The wall next to the steps is provided with a mechanized platform that can bring a wheelchair down to the bathroom that is also designed for disabled persons with washbasin, WC and open shower. At the same level of the bathroom is a door to a double bedroom with high window.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 840,00	€ 985,00	€ 1.090,00	€ 1.335,00
American Dollar	\$ 940,00	\$ 1.100,00	\$ 1.220,00	\$ 1.500,00

CANAILOLO



Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010308 - 56 MQ



Kitchen cupboard - living/dining room with double sofa bed - 1 double bedroom - 2 bathrooms

Access is up one step from the central lawn. The kitchen cupboard is on the left as is the living area with double sofa bed. In the back of the room is a dining area with glass door that opens onto the rear of the building. From the living area, up two steps is a small hall leading to the door to a complete bathroom with shower.

Down three steps from the living area, a sliding door opens into a suite with double bedroom and door to its complete bathroom with shower. The bedroom has one glass door that opens onto the rear of the house and another internal double door that connects with apartment Malvasia in case the two units are rented together.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 840,00	€ 985,00	€ 1.090,00	€ 1.335,00
American Dollar	\$ 940,00	\$ 1.100,00	\$ 1.220,00	\$ 1.500,00

TREBBIANO



Town: VINCI

Province: FI

Persons: 2 / 4

Description: R.C. 010309 - 35 MQ



Kitchen corner - dining room - 1 double bedroom with 2 extra beds - 1 bathroom

This first floor apartment has its access through a glass door from the front central lawn. A flight of internal stairs in common with the separate suites leads up to a hallway. On the left wing we have the door to the Blue suite on the left and at the end the door to apartment Trebbiano.

Past the entrance door is access to a complete bathroom on the left, while straight ahead is the kitchen/dining room. A door in this room opens into the double bedroom where two extra single beds can be added. The TV is in this room.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 720,00	€ 865,00	€ 1.015,00	€ 1.205,00
American Dollar	\$ 810,00	\$ 970,00	\$ 1.140,00	\$ 1.350,00

VERNACCIA

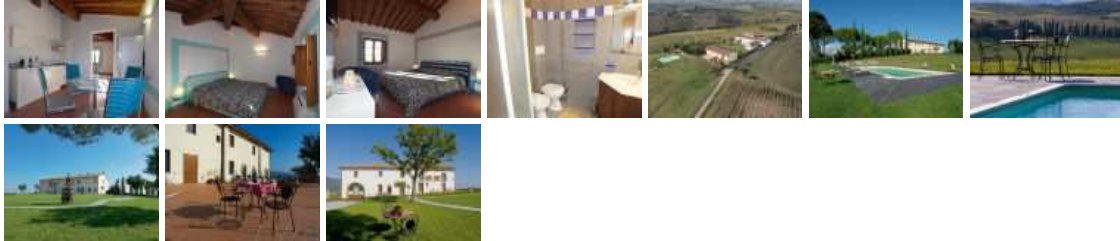


Town: VINCI

Province: FI

Persons: 4 / 5

Description: R.C. 010310 - 57 MQ



Kitchen corner - dining room - 2 double bedrooms, 1 with 2 extra beds - 2 bathrooms

This apartment is simply the apartment Trebbiano (please read the aptTrebbiano description), with the addition of the Blue suite. A door in the access corridor is located before reaching the door to the Blue suite and it becomes the access door to this version of the apartment that has two bedrooms and two bathrooms.

Price Lists	01/01/20 - 04/04/20 12/09/20 - 19/12/20	04/04/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 04/07/20 22/08/20 - 29/08/20 19/12/20 - 02/01/21	04/07/20 - 22/08/20
Euro	€ 1.050,00	€ 1.205,00	€ 1.425,00	€ 1.765,00
American Dollar	\$ 1.180,00	\$ 1.350,00	\$ 1.600,00	\$ 1.980,00

Residential complex "CASANOVA"

CASANOVA - Beautiful converted farmhouse that is divided into three apartments and separate barn. Located in a picturesque valley only 2 kms from the village of Ortignano with basic shops, the house is surrounded by 6000 sqm of very well-kept grounds with private parking for guests. The grounds are totally fenced in to afford maximum privacy and access to the property is through a gate with electronic key. The apartments all have an interphone connected to the gate. In the front garden is a 6 x 12 meter swimmingpool for shared guest use with plenty of garden and pool furniture.

The spacious lawn, beyond the fence on one side of the pool area also has a mini - soccer field (Calcetto) and grass volleyball field that guests who wish to play can use. External to the grounds is a hilltop with trees that is ideal for those who wish to paint or draw, as the views from it are breathtaking. Certaldo, birthplace of Boccaccio, is 6 kms away as is also Montespertoli with all shops and public tennis courts. There are 30 kms to Firenze, 50 kms to Siena, and the interesting towns of San Gimignano and Volterra are also within easy reach.

At the margin of the grounds runs an asphalt road that provides easy access to Montespertoli and Certaldo. On the ground floor of the main farmhouse is a small apartment that is occasionally used by the owners. Also on the ground floor on the pool side of the house is a small complete bathroom with shower and a laundry room with washingmachine, sink and ironing facilities. Central heating is included in the price. Fireplace wood is payable on consumption, maid service is available on request and local produce for sale includes wine, oil, chickens, pigeons, and rabbits.

There is WFI in the complex, throughout the outside area and also inside the apartments. There is satellite TV in each apartment and there are two baby cots available. The bedrooms of the apartments are equipped with mosquito screens. The house has been restored in typical Tuscan style with cotto floors and whitewashed walls.

CASANOVA 1



Town: MONTESPERTOLI

Province: FI

Persons: 5 / 6

Description: R.C. 030101 - 100 MQ



Kitchen - living/dining room - 1 double bedroom with extra bed - 1 twin bedded room - 1 single bedroom - 1 bathroom

Ground floor private entrance through a spacious private vaulted loggia equipped with woodburning oven, grill and big rustic table for guests to eat on up a flight of internal cotto stairs to a landing with door to the apartment. On this landing is also a door that remains closed and that connects to Casanova 2 and serves only if the apartments are booked together.

Entrance is into the spacious living/dining room with fireplace. A door on the right opens into the liveable kitchen that is complete with fridge, mixed range, oven and dishwasher. Through an arch in the living room there is a small hall with doors leading to: the spacious master bedroom with extra bed, the twin bedded room, the single bedroom and the very comfortable complete bathroom with shower. The furniture is a comfortable combination of modern and rustic Tuscan.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.170,00	€ 1.090,00	€ 1.250,00	€ 1.405,00
American Dollar	\$ 1.310,00	\$ 1.220,00	\$ 1.400,00	\$ 1.570,00

CASANOVA 2



Town: MONTESPERTOLI

Province: FI

Persons: 4 / 5

Description: R.C. 030102 - 80 MQ



Kitchen corner - living/dining room - sitting room - 1 double bedroom with extra bed - 1 twin bedded room - 1 bathroom

Private access to this apartment is via an external flight of stairs leading up to a spacious private, furnished terrace with extensible canvas cover. There are doors in the terrace that lead to the sitting room and to the dining room. This apartment was designed by a Florentine architect and boasts fitted custom-built furniture throughout. The main entrance door is into the open plan sitting room with a flight of wooden steps leading up to the open mansard room with two beds. On the left of the sitting room is the master bedroom with extra bed. This bedroom has a door that can be opened if the apartments are rented together and it leads to the landing in front of the entrance to Casanova 1.

There is a door in the sitting room that opens into the complete bathroom with shower. At the end of the sitting room there are a few steps leading down into the spacious dining room with panoramic window (and curtains), door to the covered terrace (up a few steps),

and a fireplace/grill.

The kitchen area is separated from the dining area by a splendid marble topped counter (delicate so please be careful with it) and is complete with fridge, dishwasher, mixed range and oven. The apartment is very comfortable with use of natural wood beams and wood finishings.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.140,00	€ 1.075,00	€ 1.235,00	€ 1.390,00
American Dollar	\$ 1.280,00	\$ 1.200,00	\$ 1.380,00	\$ 1.560,00

CASANOVA 3



Town: MONTESPERTOLI

Province: FI

Persons: 4 / 0

Description: R.C. 030103 - 80 MQ



Kitchen/dining room - living room - 1 double bedroom - 1 twin bedded room - 1 bathroom

Beautiful independent barn that the owners of Casanova have finished restoring in 1995. Situated behind the main farmhouse, part of the barn has been converted into a greenhouse where the owners keep the lemon trees during the winter. The barn offers a private furnished terrace and at the rear is a beautiful washbasin built with carrara marble that adds a touch of elegance. Up three steps from the terrace are the ample, perfectly kept lawns that surround both the farmhouse and the barn. The swimmingpool is about 100 meters away.

Private entrance is from the front of the barn into a spacious living/dining room with fireplace and satellite TV. To the right is the dining room and the fitted kitchen that occupies an entire wall and is complete with gas range, gas oven and fridge with freezer. Glass doors in the dining area open onto the terrace. The terrace is also equipped with an extensible (hand cranked) awning that can be pulled to cover the entire terrace area, making it great to use even in the hottest summer days. There is a brick barbecue in this outside, furnished area.

Through a door next to the fireplace is a hall with doors to the double bedroom, to the twin bedded room and to the complete bathroom with shower stall. The shower is provided with a tap system that can also be regulated by disabled persons in wheelchairs. The house is luminous and very comfortably furnished.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.140,00	€ 1.075,00	€ 1.235,00	-
American Dollar	\$ 1.280,00	\$ 1.200,00	\$ 1.380,00	-

SAN LUIGI

[Homepage](#) > San Luigi



olive trees, woods and shrubbery. The front of the villa has a vast portico with garden furniture and a barbecue on one side. To the left of the portico is the door to the garage.

Main private entrance is through the portico into a hallway. To the left is a door leading to the garage with washing machine and ironing facilities. Straight through the hall are glass doors opening into the spacious living/dining room. This room is luminous and offers panoramic windows and doors running the length of two of the walls. The doors open onto the back furnished patio near the barbecue. There is a fireplace in the living room and a WIFI hotspot. There is satellite TV with CD and DVD player in the living area. The house is brightly and comfortably furnished. Each room has an independent heating and A/C unit.

A door on the left of the dining area opens into the spacious modern kitchen that is fully equipped with mixed range, electric oven, dishwasher, microwave and fridge with freezer. A door in the kitchen opens into the garage.

From the entrance hall is a staircase leading up to the first floor sleeping section of the villa. Near the stairs, at the right of the hallway is a complete bathroom with shower stall. The marble staircase leads to a landing with an open arch on the right opening onto a hall with doors to the various rooms. To the right is a double bedroom with panoramic window and glass doors opening onto a balcony facing San Gimignano. There is an ensuite complete bathroom with shower stall.

In the center of the hall is the door to a room with wardrobes and single bed with additional extractable bed and glass doors to the balcony connected to the first bedroom. To the left of the hall is door to a second double bedroom with no wardrobes and ensuite complete bathroom with both bathtub and shower stall. This bedroom also has glass doors to a balcony overlooking the olive groves and vineyards in direction of the swimming pool.

Services: Independent Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Domestic Animals Allowed, Air Conditioned, Wi-Fi.

Town: COLLE VAL D'ELSA

Province: SI

Persons: 5 / 6

Description - R.C. 030201 - 190 MQ

Kitchen - living/dining room - 2 double bedrooms - 1 single bedroom with extra bed - 3 bathrooms

Independent villa that is part of a small wine estate situated on a hilltop between San Gimignano and Volterra. Campiglia with basic shops is at 3 kms, while Colle Val D'Elsa with all facilities and shops is at 6 kms. There are 20 kms to San Gimignano and 30 kms to Volterra. The villa was built as guest house for friends by famous painter Cascella, who occupied the main farmhouse that is located some 200 meters away.

Across from the farmhouse is the 6 X 12 meter swimming pool. Next to the pool is a bathroom with shower for guest use, and a gazebo to provide shade from the summer sun. The pool is shared with the owners and their guests when present in the farmhouse. San Luigi produces its own wines and extra virgin olive oil that can be bought at the property.

The villa has a private entrance through a gate that opens into the driveway leading to the villa. There is also an internal road connecting the villa to the main farmhouse. The villa is surrounded by vineyards,

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 950,00	€ 950,00	€ 1.440,00	€ 1.795,00
American Dollar	\$ 1.060,00	\$ 1.060,00	\$ 1.610,00	\$ 2.010,00

[Go back](#)

CASA IDA

[Homepage](#) > Casa Ida



Services: Independent Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: TAVARNELLE VAL DI PESA

Province: FI

Persons: 4 / 0

Description - R.C. 030501 - 80 MQ

Kitchen/dining room - living room - 1 double bedroom - 1 twin bedded room - 1 bathroom - WC

Casa Ida is a delightful independent house that completed restoration in 2005. The property, surrounded by vineyards and olive groves, sits on the side of a hill from which it dominates the countryside stretching from San Gimignano to the soft valleys typical of the Chianti Fiorentino. The town of Tavarnelle at 1.5 kms offers all shops, restaurants and facilities including bus line to Firenze (30 kms) and Siena (35 kms). This is useful for those who do not want to depend on automobiles to get around. San Gimignano is at 25 kms, Volterra is at 48 kms, the seaside of Castiglioncello is at 120 kms. The Firenze airport is at 30 kms and Pisa airport is at 100 kms. The central location of the property makes it easy to reach the places of artistic and historical interest of Tuscany.

Casa Ida is located inside a parcel of land that measures 1 hectare. It is entirely fenced in to afford maximum privacy and the owners cultivate vines, olives and fruit trees on it. They live in a separate house with its own independent and totally separate access about 20

meters away in a raised position with respect to Casa Ida. Their house is hidden from view by a terraced, hanging garden. The owners are unobtrusive, but willing to assist guests with advice on local events and they can also sell their wine and olive oil. They speak English.

The 6 X 13 meter swimming pool (depth runs from 1.2 meters to 2.00 meters), is situated on a raised plateau with respect to Casa Ida, and about 20 meters from it. The pool and pool shower are shared with the owners. The pool offers a wonderful view over the surrounding countryside. On one side of the pool, near the steps, are four hydro massage jets. The lawn and cotto solarium terraces that surround the pool are well-equipped with garden furniture and there is a walkway that runs around the pool perimeter in Teak wood that prevents one from slipping. To one side of the pool is a brick barbecue for exclusive guest use. The guests at Casa Ida reach the pool up a graceful external staircase. The owners reach the pool from above, down a stone staircase.

Private access to Casa Ida is from a gate that opens onto the private driveway that leads to the house's private car park. As it is built into the side of a hill, the house develops on two levels with several entrances which are accessed from the meticulously kept lawns that surround it. Both levels offer furnished garden spaces and are totally private. Main private entrance is from the lawn on the car park side of the house.

Up a low step is a hall with door on the right to a service WC. To the right is an open plan dining room with fireplace and kitchen corner. The kitchen is fully equipped with gas range, electric oven, dishwasher and fridge with freezer. Two huge windows, one fixed and the other with a security system that opens it, provide a complete contact with the outside, bringing the scenery into the house. Two smaller glass doors in the dining area open onto an external balcony that leads to the front garden. This room has marble floors.

To the left of the entrance hall, a sliding glass door opens, down one step, into the living room with satellite TV. This room also has large windows that look out over the rear garden. It also has sliding glass doors that open completely providing direct access to the front garden (on the same side as the entrance). A wall and the ceiling are done in wood and the floors are all in marble and this room is provided with air conditioning.

From the living room, a flight of stairs leads down to the sleeping section of the house. At the bottom of the stairs is a glass door that opens onto the rear garden. A hallway continues from here and turns a corner, leading to two doors on the left that open into a twin bedded room (the beds can be connected on request), and into a double bedroom (fixed bed) with glass doors that open again onto the rear garden.

At the end of the hall is the door to the spacious L-shaped bathroom that offers washbasin and shower stall in the first leg of the L, and bidet and WC in the second leg of the L. At the end of this section of the bathroom is a sliding door that provides access to the laundry room with washing machine. The floors in the bedrooms are in wood parquet. The bedrooms have mosquito screens. The house is provided with WIFI.

Impeccably furnished, it is comfortable and luminous and the ideal house for honeymooners. A baby cot and highchair are provided and electricity, central heating (in cold season) and firewood for the fireplace and for the barbecue are payable on consumption. Typical Tuscan dinners can be organised if requested at time of booking.

Price Lists	01/01/20 - 11/04/20 10/10/20 - 19/12/20	11/04/20 - 30/05/20 03/10/20 - 10/10/20	30/05/20 - 27/06/20 28/08/20 - 03/10/20	27/06/20 - 28/08/20 19/12/20 - 02/01/21
Euro	€ 700,00	€ 950,00	€ 1.540,00	€ 1.990,00
American Dollar	\$ 780,00	\$ 1.060,00	\$ 1.720,00	\$ 2.230,00

[Go back](#)

CASTAGNETO

[Homepage](#) > Castagneto



Services: Independent Villa, Swimming pool, Central Heating, Maid Service, Domestic Animals Allowed, Wi-Fi.

Town: POGGIBONSI

Province: SI

Persons: 4 / 0

Description - R.C. 030601 - 90 MQ

Kitchen - living/dining room - 1 double bedroom - 1 twin bedded room - 1 bathroom - WC

This beautiful barn develops on two levels. Recently restored, it sits on the hills that dominate Poggibonsi. The town centre is about 4 kms away. There is a really good supermarket about 1.5 kms away in direction of Colle Val D'Elsa, and the town of Poggibonsi offers all shops, restaurants, and facilities including a modern hospital and public tennis courts. San Gimignano is at 12 kms, Siena is at 15 kms, Volterra is at 20 kms and Firenze is at 35 kms.

The barn is across a paved terrace from the owner's house. They have maximum respect for client privacy and use a totally separate entrance so as not to intrude. The paved area is reserved for the guests in the barn and there is also a private parking area for guests just past the entrance pillars. The pillars lead into the property from the external dirt track, which is well kept and only used by locals, but, as there are neither fence nor gate, children need to be watched. Opposite the entrance and protected by a thick row of olive trees is the swimming pool that measures 5 X 10 meters (1.6 meters deep) which is for exclusive guest use.

Private entrance to the barn is from the paved terrace, through a door, into an entrance hall. A stone arch divides the entrance from the living room on the left, while straight ahead is the modern, liveable kitchen that is fully equipped with gas range, ventilated oven, dishwasher, fridge that is set under the counter, Espresso coffee maker, and toaster. A door at the end of the kitchen opens into a utilities room with freezer for guest use and where the garden furniture is stored when not in use.

In the luminous living room that has an enormous arched window with fixed glass panel facing the paved terrace, are the fireplace and the dining area. The large window is provided with wooden shutters on the outside if guests want to close them for extra privacy. There is a satellite TV with DVD and a CD player in the living room. From the living room, a short hall with two doors, leads also to a beautiful travertine staircase leading to the upper floor. The first door in the hall opens into a comfortable service bathroom with washbasin, bidet, WC, washing machine and window. The second door opens into a twin bedded room with beds that can be united into a double if requested at time of booking.

The staircase leads up to a small landing with doors to the double bedroom and to the complete bathroom with shower stall. The floors are in cotto and the ceilings are part with wood beams on sight and part whitewashed. The furniture is very comfortable and there is a baby cot available for guest use. Small domestic animals are allowed and there is central gas heating. Gas is payable on consumption during heating season together with firewood. The windows all have mosquito screens. There is also a barbecue provided and the garden, terrace and pool areas are all furnished. The son of the owner has internet access in his house and when present will allow clients to check their emails.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 625,00	€ 625,00	€ 940,00	€ 1.330,00
American Dollar	\$ 700,00	\$ 700,00	\$ 1.050,00	\$ 1.490,00

[Go back](#)

CASA AL BOSCO

[Homepage](#) > Casa Al Bosco



Services: Independent Villa, Swimming pool, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: SAN DONATO IN POGGIO

Province: FI

Persons: 6 / 0

Description - R.C. 030801 - 350 MQ

Kitchen - dining room - living room - 2 double bedrooms - 1 twin bedded room - 2 bathrooms

Independent house in a residential area set in a pine wood near the town of San Donato in Poggio. The house is built on the side of a hill and is surrounded by its own private garden and is fenced in to assure privacy. Casa al Bosco has a 3000 sqm garden with private 5 x 11 meter swimmingpool that is carefully tended by a gardener who comes by regularly. The house offers a totally quiet holiday location.

The town of San Donato with all shops and facilities is within walking distance less than 1.5 kms away. The superstrada that connects Firenze to Siena is about 2 kms away providing easy access to both cities. Firenze is at 25 kms and Siena is at 36 kms The house is built on the side of a hill. There are public tennis courts in San Donato and the sporting club of Gramasteda is about 3 kms away with public pool and tennis.

Access to the house grounds is through a private gate with driveway leading to the front of the house. Main entrance to the house is from the front up a few steps onto a small covered loggia with garden

furniture and door to the entrance hall. There are several doors in this hallway that lead to the first floor rooms. First on the left is a small sitting room. Next to it is the liveable kitchen complete with mixed range, oven and fridge with freezer.

At the end of the hall facing the entrance door is a spacious dining room with doors to a wide terrace that is equipped with garden furniture. This terrace can also be reached from steps on the side of the house. A wooden staircase in the dining room leads down to the rear ground floor living room. On the right of the entrance hall are: a complete bathroom with shower, a double bedroom, a twin bedded room, a second complete bathroom with bathtub and two washbasins, and a second double bedroom with door to the rear terrace. In the entrance hall is a partition that hosts wall to wall wardrobes.

The ground floor living room is very spacious and offers a billiards table and door to the outside rear garden. There is also a long wooden table and easy chairs. On one side of the living room is a second small kitchen with dining table, sink and fridge. A door under the stairs opens onto a small hall with doors to a service bathroom (WC, washbasin and bidet) and to a car garage available for guest use. There is also a door to the furnace and utilities room that remains closed.

The house is comfortably furnished with modern and rustic Tuscan pieces and offers: washingmachine, barbecue, ping-pong table, baby cot, WIFI, and maid service on request. Central heating is payable on consumption together with electricity.

Price Lists	01/01/20 - 02/05/20 03/10/20 - 02/01/21	02/05/20 - 30/05/20 29/08/20 - 03/10/20	30/05/20 - 27/06/20 15/08/20 - 29/08/20	27/06/20 - 15/08/20
Euro	€ 1.250,00	€ 1.810,00	€ 2.200,00	€ 2.750,00
American Dollar	\$ 1.400,00	\$ 2.030,00	\$ 2.460,00	\$ 3.080,00

[Go back](#)

Residential complex "QUERCIA AL POGGIO"

QUERCIA AL POGGIO - Nine apartments situated in two separate farmhouses on an active wine estate in the center of the Chianti Classico wine district. Four apartments are in the main estate farmhouse which is also occupied by the owner and his family. This central farmhouse nucleus is composed of several buildings that were connected in the course of the centuries, developing around an internal courtyard. This group of apartments is referred to as La Cappella.

The second group of apartments is called Proneta and it is reached by an internal estate road. It is located about 400 meters from the main farmhouse and it is an independent farmhouse that has been divided into four apartments.

The estate is situated in a dominating position overlooking vineyards, woodlands and the typical Tuscan panorama dotted with farmhouses and small hamlets in the distance. Poggibonsi with all shops and facilities is at 8 kms. San Donato in Poggio, also with all facilities is at 7 kms, while Castellina in Chianti, San Gimignano, Siena and Firenze are all within easy reach. The Firenze-Siena superstrada passes by both San Donato and Poggibonsi, providing guests with an easy access to the historical cities of the area. At 1.5 kms is the Castello della Paneretta.

The estate offers ample opportunities for hiking, together with two swimmingpools, tennis court and Italian "Calcetto" soccer field. The larger 12 X 22 meter swimmingpool and tennis court are near La Cappella. The pool at La Cappella is reserved for guests at La Cappella (including the new restored barn Quercia 2), while the tennis court is open to guests of both La Cappella and Proneta. Across from the pool is a barn with tables and chairs that can seat up to 25 people for meals. This is useful if you have a large group and would like to have your meals together. It is catered to by the estate chef..

There is a second 7 X 14 meter swimmingpool at Proneta that is reserved for use by the Proneta guests. In front of Proneta is a large furnished patio for guest use, and about 50 meters from the house, near the pool, is a large solarium terrace that is also furnished and overlooks the countryside. The Proneta apartments are accessed through glass doors and, while Proneta 1 and 4 are at ground floor, Proneta 2 and 3 are on the first floor.

All estate apartments have central heating that is payable on consumption together with firewood. They are all very comfortably furnished with abundant use of Tuscan wood furniture and have modern and efficient kitchens and bathrooms. Ample garden furniture is provided and parking for both farmhouses is near each of them on the property grounds.

The estate offers its excellent Chianti Classico wines, vinsanto and extravirgin olive oil for sale. Baby cots are available, and there are independent barbecues for the apartments. Maid service and chef can be provided on request. In and around the reception and office is a free WIFI connection. Please note that you need to bring your own laptop or WIFI device.

CAPPELLA 1

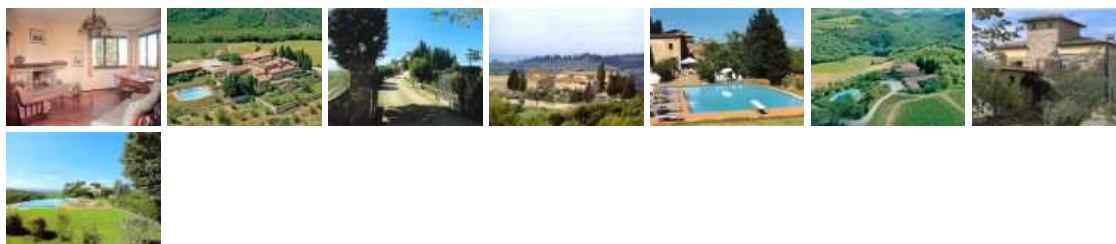


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 4 / 0

Description: R.C. 030901 - 85 MQ



Kitchen - living/dining room - 1 double bedroom - 1 twin bedded room - 2 bathrooms

This apartment is in the farmhouse across the internal courtyard from the one where La Cappella 3 and the owner's apartment are located. Private access is from a ground floor covered archway up two short flights of stairs that culminate in the apartment's private, furnished, covered, 5 sqm loggia. The loggia is partially closed in by panoramic glass windows that protect it from the winds and render it ideal for enjoying one's meals in peace even in inclement weather.

From the loggia, a glass door opens into the living/dining room with fireplace and panoramic windows. A door on the left of the dining area opens into the livable kitchen that is fully equipped with gas range, electric oven, fridge with freezer and dishwasher. A door in the living room opens into a hallway with doors to a double bedroom, to a twin bedded room and to two complete bathrooms with shower stalls. There is a washingmachine in one of the bathrooms.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.025,00	€ 1.615,00	€ 2.100,00	-
American Dollar	\$ 1.150,00	\$ 1.810,00	\$ 2.350,00	-

CAPPELLA 2

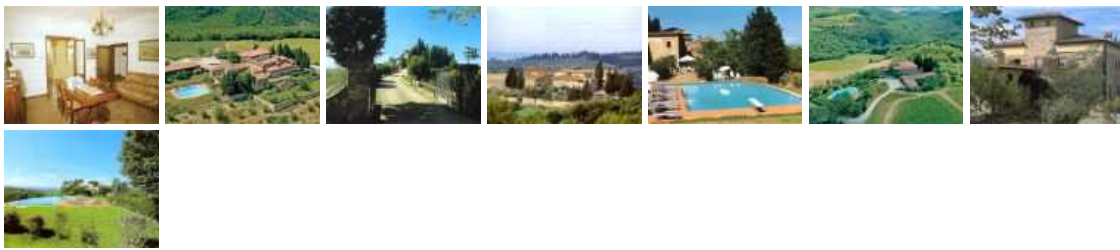


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 4 / 0

Description: R.C. 030902 - 60 MQ



Kitchen - living/dining room - 1 double bedroom - 1 twin bedded room - 1 bathroom

This apartment is in the farmhouse across the internal courtyard from the one where La Cappella 3 and the owner's apartment are located. Access is from a ground floor covered archway up two short flights of stairs that culminate in the apartment's private, furnished covered loggia. The loggia is ideal for enjoying one's meals in peace. A panoramic glass door opens into the living/dining room with fireplace. A door in the living room opens into the liveable kitchen that is fully equipped with gas range, electric oven, fridge with freezer and dishwasher. The kitchen also has a panoramic glass door to the loggia.

To the right of the fireplace in the living room are two doors: one opens into a spacious double bedroom and the second opens into the complete bathroom with shower stall and washingmachine. To the left of the fireplace is the door to the twin bedded room. The apartment is particularly well-furnished.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 985,00	€ 1.475,00	€ 1.950,00	-
American Dollar	\$ 1.100,00	\$ 1.650,00	\$ 2.180,00	-

CAPPELLA 3

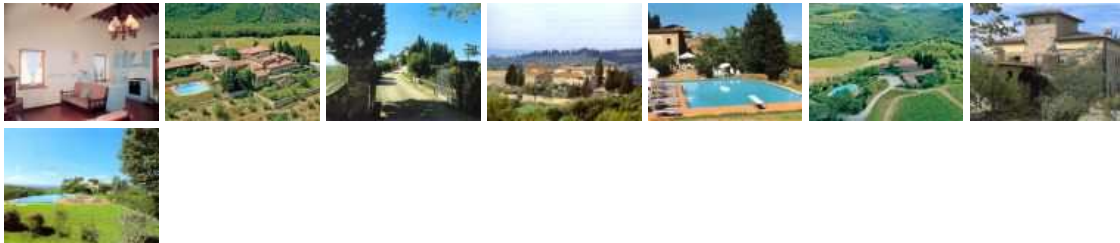


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 6 / 0

Description: R.C. 030903 - 120 MQ



Kitchen corner - living/dining room - 2 double bedrooms - 1 twin bedded room - 2 bathrooms

This apartment develops on the first floor and has its private access from the internal courtyard up an external flight of stairs that lead to a spacious, furnished terrace overlooking the countryside. The terrace is private to the apartment and ideal for eating outside. A door in the terrace opens into a spacious open-plan living/dining room with fireplace and kitchen corner. The kitchen is fully equipped with gas range, oven, fridge and dishwasher. A door in the living area opens onto a corridor that leads to the twin bedded room, to the two double bedrooms (the bed in one room can be divided into twins on request) and to two complete bathrooms with showers. There is a washingmachine in one of the bathrooms.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.335,00	€ 1.875,00	€ 2.470,00	-
American Dollar	\$ 1.500,00	\$ 2.100,00	\$ 2.770,00	-

CAPPELLA 4



Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 2 / 0

Description: R.C. 030904 - 50 MQ



Kitchen/dining room - 1 double bedroom/sitting room - 1 bathroom

Access to this apartment is from the opposite end of the farmhouse with respect to La Cappella 3. Private entrance is up an internal flight of stairs that culminates in a landing. There are two doors at the top of the stairs: one opens into the complete bathroom with shower stall, and the other opens into the kitchen/dining room. The kitchen is fully equipped with gas range, oven and fridge with freezer. A door in the dining room opens into a very large double bedroom with sitting area. The apartment has its own private furnished garden.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 640,00	€ 800,00	€ 1.340,00	-
American Dollar	\$ 720,00	\$ 900,00	\$ 1.500,00	-

PRONETA 1

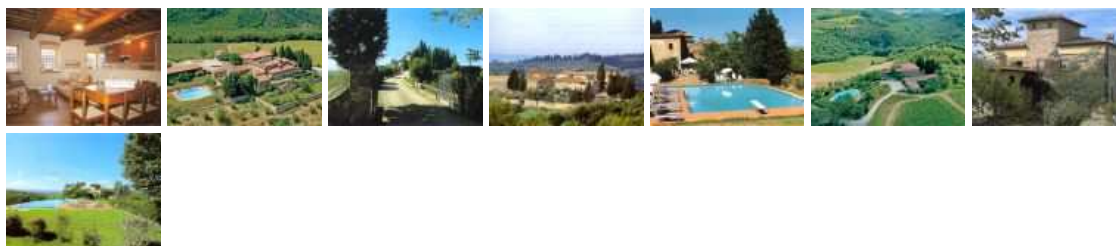


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 5 / 6

Description: R.C. 030905 - 100 MQ



Kitchen corner - living/dining room with sofa bed - 1 double bedroom - 1 twin bedded room - 1 single bedroom - 2 bathrooms

Access to this apartment is through the glass doors at ground floor. Private entrance is on the right into a small hallway. There are two doors in the hall. To the right is a complete bathroom with shower, in the center is a double bedroom, and to the left, through an open arch is the spacious living/dining room with single sofa bed and kitchen corner. The kitchen is separated from the dining area by a low wall. It is fully equipped with gas range, oven, fridge with freezer and dishwasher. On one end of the living room is a hall with door to a utilities room, and up two steps, the hall continues and leads to a complete bathroom with bathtub and washing machine, to a single bedroom, and to a double bedroom with splendid views.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.220,00	€ 1.755,00	€ 2.340,00	-
American Dollar	\$ 1.370,00	\$ 1.970,00	\$ 2.620,00	-

PRONETA 2

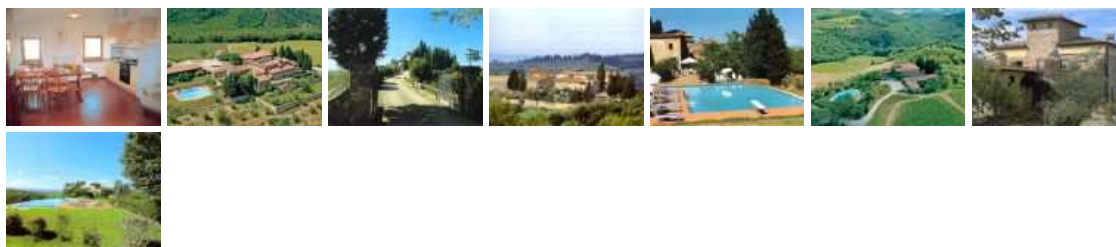


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 5 / 0

Description: R.C. 030906 - 100 MQ



Kitchen corner - living/dining room - 2 double bedrooms - 1 single bedroom - 2 bathrooms

Access to this apartment is through the ground floor glass doors and up an internal flight of stairs leading to a landing in common with Proneta 3. Private entrance is on the right into a spacious open-plan living/dining room with kitchen corner. The kitchen is fully equipped with gas range, oven, fridge with freezer and dishwasher. Next to the kitchen is a hallway with doors to two double bedrooms, to a single bedroom and to two complete bathrooms, one with bathtub and one with shower. There is a washing machine in one of the bathrooms.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.090,00	€ 1.625,00	€ 2.210,00	-
American Dollar	\$ 1.220,00	\$ 1.820,00	\$ 2.480,00	-

PRONETA 3

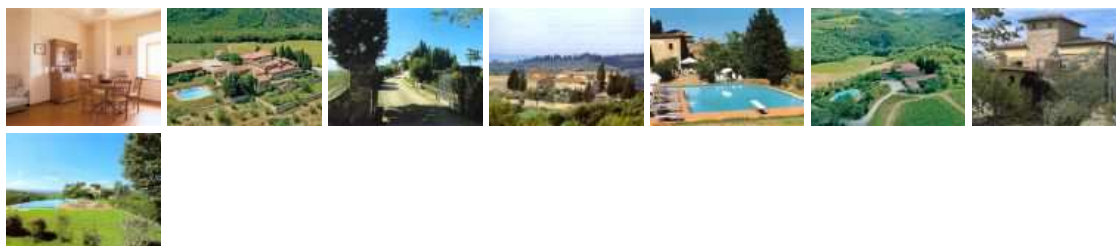


Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 5 / 0

Description: R.C. 030907 - 100 MQ



Kitchen corner - living/dining room - 1 double bedroom - 1 twin bedded room - 1 single bedroom - 2 bathrooms

Access to this apartment is through the ground floor glass doors and up an internal flight of stairs leading to a landing in common with Proneta 2. Private entrance is on the left into the living/dining room with kitchen corner that is fully equipped with gas range, oven, fridge with freezer and dishwasher. A door to the right of the entrance opens onto a hallway with doors to: two complete bathrooms, one with bathtub and one with shower; and to a double bedroom. There is a washing machine in one of the bathrooms. In the hall, up two steps is a landing with doors to a twin bedded room and to a single bedroom.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.090,00	€ 1.625,00	€ 2.210,00	-
American Dollar	\$ 1.220,00	\$ 1.820,00	\$ 2.480,00	-

PRONETA 4



Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 4 / 0

Description: R.C. 030908 - 110 MQ





Kitchen corner - living/dining room - 2 double bedrooms - 2 bathrooms

Access to this apartment is through the glass doors at ground floor. Private entrance is on the left into a spacious living/dining room. On the left is the modern kitchen corner that is fully equipped with gas range, electric oven, fridge with freezer and dishwasher. Down two steps to the right, an ample open passageway leads into the living/dining room with fireplace and glass doors that lead, down two steps, to a spacious, furnished garden that is private to this apartment.

A door on the left side of the living room opens into a double bedroom with ensuite complete bathroom with shower stall. A door on the right side of the living room opens onto a stairway that leads down to the lower floor landing with two doors. One opens into the complete bathroom with shower stall and washing machine, and the other opens into a double bedroom (the bed can be separated into twins on request), with glass doors that lead, up two steps, back to the private garden. The apartment is luminous and very comfortably furnished.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 1.260,00	€ 1.785,00	€ 2.360,00	-
American Dollar	\$ 1.410,00	\$ 2.000,00	\$ 2.640,00	-

QUERCIA 2



Town: BARBERINO VAL D'ELSA

Province: FI

Persons: 2 / 0

Description: R.C. 030909 - 50 MQ



Kitchen/living/dining room - 1 double bedroom - 1 bathroom

Placed in front of the "vinsantaia" and near the swimming pool, this large brand new apartment has been converted from an old barn into a beautiful sunny space with spectacular views over the valley overlooking Barberino Val d'Elsa.

The private entrance is via a large glass door that opens into a large open space with living/dining area, and fully equipped kitchen/ in a contemporary yet traditional style with high beamed ceilings. The kitchen is fitted with all the necessary equipment: fridge with freezer, oven, dishwasher, microwave, coffee maker, etc

On a raised level, is the complete bathroom with shower and a spacious, finely furnished double bedroom. There is an outdoor dining area al fresco, under the shade of an old walnut tree.

Price Lists	01/01/20 - 11/04/20 24/10/20 - 19/12/20	11/04/20 - 27/06/20 29/08/20 - 24/10/20 19/12/20 - 02/01/21	27/06/20 - 29/08/20	
Euro	€ 795,00	€ 960,00	€ 1.610,00	-
American Dollar	\$ 890,00	\$ 1.080,00	\$ 1.800,00	-

Residential complex "LA SPIANATA"

LA SPIANATA - Beautiful structure dating back to the 1600's that is located on a plateau in a magnificent position from which it dominates the typical Florentine Chianti region, with soft hills covered with vineyards and olive groves and dotted with Villas where noble Florentine families used to own vast estates where they used to spend their summer holidays.

The structure was recently restored and it is strategically located near the town of Mercatale Val di Pesa at 2 kms, with all shops, services, Restaurants, riding stables and bus stop with service to Florence. Florence is at 25 kms, Siena is at 45 kms, and the access to the Firenze-Siena Superstrada is at Tavarnelle Val di Pesa, about 10 kms away. This allows guests easy access to the interesting towns and historical centers of Tuscany.

Access to the estate is from a short dirt track that leads from the asphalt road up to the parking area in front of the structure. The gardens offer a 7.5 x 12 meter swimming pool - depth runs from 1 to 2 meters), with metal steps. Parking is within the estate gardens. There is a common laundry room for guest use and each apartment has its own private furnished garden space and barbecue.

The main structure is composed of three apartments, each with private entrance: Two at ground floor (FORNO and NOCE), and one on the first floor (CAMINO). The fourth apartment occupies the entire separate barn next to the main structure (SALTAGATTI).

The units all offer central gas heating which is included in the rental price together with air-conditioning. All The apartments, with the exception of NOCE, have air-conditioning NOCE has extra thick walls and therefore remains cool even in the hottest of summers. Each apartment is also equipped with iron and ironing board, American coffee machine, toaster, and kettle.

There is a foldaway baby cot, a baby cot with wood slats and a high chair. Each unit is equipped with Satellite TV and Radio (200 national and international stations), and WIFI. The double beds cannot be separated into twins. Maid service is available on request.

The restoration was executed with great care taken to maintain the original materials intact and use of precious aged cotto and hand made tiles was done extensively. The pastel wall colors are done in natural ingredients so as to protect guest health from noxious paints. A good amount of travertine marble was used, both for the bathroom finishings and for some of the floors. The ceilings are warmed by the wood beams on sight and cotto ceilings in typical Tuscan style and the furnishings were chosen with great care to ensure comfort and freshness. They are unique to each of the units in their individual styles.

The estate produces a series of products that can be bought in the main estate offices a few kms from the structure and include Chianti Classico wines and typical Tuscan extra virgin olive oil. The main estate also offers tastings and dinners that can be organized for its guests.

CAMINO



Town: SAN CASCIANO VAL DI PESA

Province: FI

Persons: 9 / 0

Description: R.C. 031001 - 155 MQ



Kitchen/dining room - living room - 4 double bedrooms - 1 single bedroom - 4 bathrooms

This apartment occupies the entire first floor of the main house. Private entrance is up 4 steps near the access archway to apartment FORNO. At the top of the steps is a landing with a glass and wrought iron door that opens onto a short ramp of brick steps, illuminated by a skylight, leading up to the first floor.

At the top of the stairs is a landing with two doors: one in front and one on the right. Through the door in front is a large spacious room that used to be the farmhouse kitchen. It is divided into two sections. To the right is a kitchen area with central island fitted into the original fireplace. The modern kitchen offers a gas range with 5 hobs, large gas oven, and dishwasher. Next to this section is a column with large fridge and separate freezer. Continuing past the kitchen is the dining hall with huge panoramic windows overlooking the countryside.

Through an open passageway to the left of the kitchen, is a hall with 4 doors. These open into two complete bathrooms with shower stalls, and into two double bedrooms. This side of the apartment faces the poolside of the gardens.

Back in the entrance landing, the door to the right opens into a hallway with, up two steps on the right, the door to a complete bathroom with spacious shower stall and skylight. At the end of the hallway, up two steps, an open passageway leads into the spacious, luminous living room with two panoramic windows, and a niche (no door) to a single bedroom, also with window.

Up two steps from the hall, an open passageway on the left hosts a large wardrobe and three doors. These lead into two double bedrooms and into a complete bathroom with shower stall.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 2.340,00	€ 1.715,00	€ 2.340,00	€ 2.810,00
American Dollar	\$ 2.620,00	\$ 1.920,00	\$ 2.620,00	\$ 3.150,00

FORNO



Town: SAN CASCIANO VAL DI PESA

Province: FI

Persons: 4 / 6

Description: R.C. 031002 - 105 MQ



Kitchen/dining room - living room with double sofa bed - 2 double bedrooms - 2 bathrooms

Ground floor apartment in the main structure that is oriented to the east. Private access is through a small open stone archway along an open passage where the original bread oven used to be located. Only the decorative outside of the oven still exists. Private entrance is on the right and directly into a spacious kitchen/dining room where one wall is occupied by the complete kitchen in lively green tonalities. The kitchen is complete with gas range with 4 hobs, electric oven, dishwasher, and large fridge with freezer. The dining area is illuminated by a large arched panoramic window.

A spiral staircase leads down from the dining area to the living room with double sofa bed, ultra thick stone walls and small high windows. It is the freshest room of the entire structure. A door in the kitchen area opens into a hallway with two doors on the right that open into two very nice complete bathrooms, finished with travertine marble, and both with shower stalls. At the end of the hallway is the door to a double bedroom. Across from the bathrooms, a final door leads, down one step, into a second spacious double bedroom with romantic wrought iron bed, and, up one step, panoramic glass windows overlooking the entranceway. This bedroom also has a walk-in wardrobe.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 935,00	€ 780,00	€ 935,00	€ 1.170,00
American Dollar	\$ 1.050,00	\$ 870,00	\$ 1.050,00	\$ 1.310,00

NOCE



Town: SAN CASCIANO VAL DI PESA

Province: FI

Persons: 4 / 6

Description: R.C. 031003 - 100 MQ



Kitchen/dining room - living room with double sofa bed - 2 double bedrooms - 2 bathrooms

This ground floor apartment develops entirely on the west side of the structure and it is rather private as it is in the rear section of the main building. Very comfortable, with ample spaces, it has its private access through large panoramic glass doors that open directly

into the living room with double sofa bed. The windows are equipped with double curtains that serve to completely block out the light from outside when someone is sleeping in the living room.

An open passageway leads from the living room into the kitchen/dining room, which is luminous and cheerful. The kitchen is fully equipped with gas range with 4 hobs, electric oven, and large fridge with freezer.

A door in the kitchen opens into a hallway with 4 doors. The first on the left opens into a spacious double bedroom with panoramic glass door opening outside. To the right of the hallway, two doors open into two beautiful, complete bathrooms with shower stalls, and at the end of the hallway is the door to the second double bedroom.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 935,00	€ 780,00	€ 935,00	€ 1.170,00
American Dollar	\$ 1.050,00	\$ 870,00	\$ 1.050,00	\$ 1.310,00

SALTAGATTI



Town: SAN CASCIANO VAL DI PESA

Province: FI

Persons: 2 / 4

Description: R.C. 031004 - 55 MQ



Kitchenette - living/dining room with double sofa bed - gallery with double bed - 1 bathroom

Located at the end of the short access driveway leading to the property, this delightful barn is the first building one encounters. It is an independent barn with ground floor entrance through its private furnished portico (23 sqm). The portico connects to a paved terrace (60 sqm) that is shaded by a huge walnut tree and delimited by a low stone wall. The terrace and the portico are reserved for exclusive use of the barn's guests.

Through the portico is an open-plan room that is divided into different areas. The ground floor is partially covered by an open gallery above it, which is accessed by a spiral staircase in a corner of the living area. Across from the entrance is the kitchen niche with dining area. The kitchen is fully equipped with gas range with 4 hobs, electric oven, dishwasher, and fitted fridge with freezer compartment.

A door next to the kitchen opens into a hall with wardrobe and door to the complete bathroom with shower stall. The living room area is equipped with a comfortable double sofa bed. The spiral staircase leads up to a spacious gallery with double bed and parquet floors.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 780,00	€ 625,00	€ 780,00	€ 935,00
American Dollar	\$ 870,00	\$ 700,00	\$ 870,00	\$ 1.050,00

Residential complex "ROCCA"

ROCCA - Two comfortable, luminous farmhouse apartments, and a beautiful independent house in the heart of the Chianti Classico region. Rocca 1 and Rocca 2 are in the main farmhouse, while Rocca Leopoldina is in a separate barn some 200 meters away. The farmhouse is reached by 700 meters of asphalt road. All shops and facilities are within walking distance at 1.3 kms. Siena is at 19 kms and Firenze is at 35 kms. This is a property that can also be rented by those who do not want to use their car every day to go to town and to the restaurants. Both are an easy walk from the farm.

The property is ideal for visiting all the historical towns of the Chianti Classico region. The owners occupy the main part of the farmhouse and the estate produces excellent Chianti Classico wine, extra virgin olive oil, Vinsanto, and Grappa. These products can be purchased in the farm shop and guests can also use the internet there when the owners are present. Vineyards, olive groves and woodlands surround the estate.

There is a 6 X 14 meter swimming pool with solarium terrace for shared use by the farmhouse apartments and Rocca Leopoldina (see separate detailed description further on). Both apartments in the farmhouse have central heating, radio/CD players, independent brick barbecues, and American coffee machines. There are two baby cots and one high chair available on the premises.

Both apartments, the pool and the separate barn have WIFI, and the owner keeps a PC in the office to which guests have access if they want to print out museum or other event tickets from online booking services. Many people don't know that you can book tickets to the Uffizi Gallery in Florence online, and also tickets to concerts and other events in the Region. The owner's daughter can help with this service. She speaks some English and is quite friendly.

ROCCA 1



Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 3 / 0

Description: R.C. 040201 - 70 MQ



Kitchen/dining room - living room - 1 double bedroom - 1 single bedroom - 2 bathrooms

This apartment is totally private because it is built on the opposite side of the farmhouse with respect to where the owners live. Access to the apartment is from its private, furnished large terrace that extends from one end to the other of it. The terrace is ideal for enjoying one's meals in total tranquillity. Parking is under a centuries-old oak tree near the terrace.

Up one step from the terrace and through panoramic glass doors is the living room that is separated from the dining room by an open archway. The kitchen occupies one wall of the dining room and is quite spacious. It is fully equipped with gas range, electric oven, fridge with freezer and dishwasher.

A door in the dining room opens into a hallway. Two doors on the left in the hallway open into the single bedroom and into a complete bathroom with shower stall.

At the end of the hallway is the door to the double bedroom with ensuite complete bathroom with shower stall. This bedroom has a door that opens onto the front terrace. The apartment is comfortably furnished in classical Tuscan style and offers wood beamed ceilings and cotto floors. Central gas heating is charged on consumption during heating season. There is a washing machine for guest use.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 625,00	€ 625,00	€ 780,00	€ 970,00
American Dollar	\$ 700,00	\$ 700,00	\$ 870,00	\$ 1.090,00

ROCCA 2



Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 4 / 5

Description: R.C. 040202 - 65 MQ



Kitchen - living/dining room - 2 double bedrooms - 2 bathrooms

This apartment is located in the front of the farmhouse and it occupies a one floor building attached to one end of the main farm structure. It has a direct access to the parking by means of a flight of stairs that lead up to it from the apartment's private terrace.

The spacious private terrace in front of the apartment is equipped with garden furniture, table and chairs to eat out enjoying the view of the nearby village. The terrace is on two levels with low walls that define the borders of each section. The terrace is also provided with a

private barbecue and a charming fountain.

Access to the apartment is from the terrace, up one step, directly into the spacious livable kitchen with open plan living and dining areas and a huge arched panoramic glass door (closed as it is fixed) which provides a lot of natural light to the room. The modern kitchen is complete with gas range, electric oven, fridge with freezer, and dishwasher.

From the kitchen, down two steps, is a door that opens onto a hallway that has another panoramic glass door to the private terrace. To the right of the hall is the door to a double bedroom with ensuite complete bathroom with shower niche.

Another door at the end of the hall opens into a landing with access door on the right to a small utilities room with washing machine, and a second door on the right leading into another spacious double bedroom. The last door in front opens into a complete bathroom with spacious shower stall. The apartment is comfortably furnished and it boasts cotto floors and woodbeamed ceilings. All windows are provided with mosquito screens. Central gas heating is charged on consumption during heating season. An additional sofa bed can be added in the living room to sleep a fifth person. The cost is of Euros 150 per week.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 860,00	€ 860,00	€ 1.015,00	€ 1.170,00
American Dollar	\$ 960,00	\$ 960,00	\$ 1.140,00	\$ 1.310,00

ROCCA LEOPOLDINA

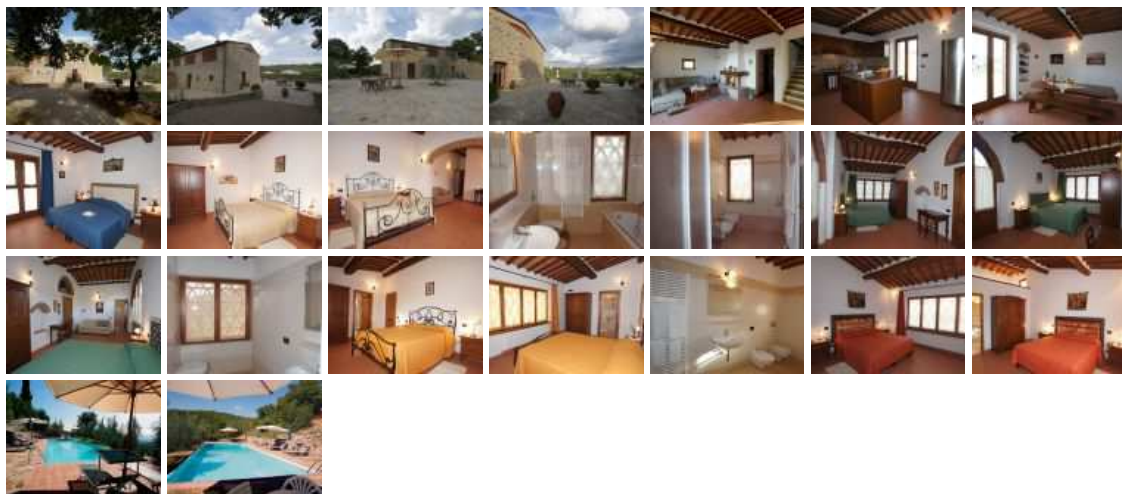


Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 10 / 14

Description: R.C. 040203 - 250 MQ



Kitchen - living/dining room - 3 double bedrooms - 2 double bedrooms with double sofa beds - 5 bathrooms

This beautiful independent barn completed its restoration in 2010. Part of the Rocca estate, it is immersed in the hills of the Chianti Classico only 1.3 kms from town with all facilities, shops and restaurants. Easily reached on foot either along the main road, or by hiking up the path to town, this barn provides easy access to all the historic cities and towns of the region. Siena is at 19 kms and Firenze is at 32 kms.

The barn is near another estate farmhouse but it is separated from it by hedges and walls. It offers a wonderful view of the surrounding countryside and the estate's vineyards and olive groves. Above them, you can see the town itself. The barn is surrounded by furnished, paved terraces and has its own shaded parking area. A pathway leads from it to the main farmhouse located about 200 meters away, where the shared swimming pool is located. The pool measures 6 X 14 meters and offers a solarium terrace and furnishings. You can also reach the parking area near the pool with your car if you do not feel like walking.

Guests can purchase Chianti Classico wines, extra virgin olive oil, Vinsanto, and Grappa of their own production in their shops and office, where guests can also use the internet connection and have the owners book their restaurants for them or just provide them with places to visit in the region.

The barn is built on the side of a hill and has several entrances. Main access is from the terrace nearest to the parking area. Private entrance is into a spacious living room with fireplace, satellite TV with DVD and CD player. Through an open brick arch in the living room is the dining room, which has glass doors to the side terrace area that is furnished with large table and chairs and is ideal for al fresco dinners.

Another archway separates the dining room from the kitchen, which, in turn, also has glass door to the outside terrace with barbecue. The kitchen is fully equipped with large gas range (6 flames), fan-forced convection oven, dishwasher and fridge with freezer. A door in the kitchen opens into the utilities room with washing machine and washbasin.

In the living room, next to the fireplace, is a hall with two doors: one is to a double bedroom (bed can be divided into twins on request) and the other opens into a complete bathroom with shower stall and window. The bedroom has a door to the rear terrace facing west.

Two short sets of stairs, one from the living room, and the other from the kitchen, meet on a short landing, and from there lead up to the first floor sleeping section of the barn. At the top of the stairs is a landing with two doors, one facing the stairs, one to the right, and a hall to the left with another two doors. The first door opens into the spacious master bedroom with large panoramic arched doors

that open onto the north terrace.

The terrace has a secluded niche to one side that is furnished and basically private to this room. Another large window in this bedroom is closed by cross-laid brickwork in full respect of typical Tuscan traditional barn structures. This bedroom has a sitting room area with double sofa bed. The room is enriched by original architectural elements. A door opens onto its complete, ensuite private bathroom with shower stall and window.

The door to the right at the top of the stairs opens into a spacious suite facing east. It has a sitting room/study with double sofa bed, and an open arch that separates this section from the double bed. Across from the door to the suite is a complete bathroom with both bathtub and separate shower stall and window.

To the left, the first door opens into a spacious double bedroom with wrought iron bed, large window opening to the west, and cross-laid brickwork. There is an ensuite complete bathroom with shower stall and window. The second door on the left opens into a double bedroom (bed can be divided into twins on request), large window and complete ensuite bathroom with shower stall.

The house is spacious, comfortable and luminous. The floors are in cotto and the ceilings boast wood beams and cotto tiles. It has central gas heating and gas is payable on consumption during heating season together with Firewood. There is a baby cot and a high chair. Maid service is available on request. WFI is throughout the structure and also accessible in the outside terraces. The barn has air conditioning which is available on request. The electricity used for the A/C is measured separately and charged at cost price.

The barn is offered for 10 persons as its basic version and the prices listed are for 10 persons. It is also offered in a smaller version sleeping 6/8 persons. In this version, the doors to two of the upper floor suites are closed and guests then have access to three bedrooms, each with extra beds, and to three bathrooms. The rest of the house living areas are also left open for exclusive guest use in the smaller version. Ask your agency for prices of this version of the house. It is lower than the normal offer for the house in the version for 10. The barn prices for the additional 4 extra beds (in the version for 10/14) are charged at Euros 150 per week per person and are to be added to the price list website listing prices. The same for the 2 extra beds in the version for 6/8 persons.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 2.345,00	€ 2.345,00	€ 3.125,00	€ 3.905,00
American Dollar	\$ 2.630,00	\$ 2.630,00	\$ 3.500,00	\$ 4.370,00

Residential complex "CASAMONTI"

CASAMONTI - Two comfortable apartments in the wing of a splendid 15th century Chianti Classico farmhouse surrounded by oak trees, cypresses, vineyards and olive groves. Ideally situated only 1.5 kms from the town of Castellina in Chianti with all shops, facilities and public tennis court,

it is only 19 kms from Siena and 56 kms from Firenze. Many of the house guests walk into town as it is only a half hour away. Castellina in Chianti is the heart of the Chianti Classico wine region of Tuscany.

Entirely fenced in to afford privacy, and equipped with efficient nocturnal illumination, the spacious grounds offer a beanshaped swimming pool for exclusive guest use, fully furnished garden areas and an open fireplace with barbecue facilities and wooden table that can comfortably seat 24 persons.

Beautifully located, the estate offers spectacular countryside views extending from San Gimignano in the west to Siena in the south, and nature lovers will be delighted with all the woodland walks available. There is a baby cot, a high chair and telephone is available in the estate office during normal working hours.

The location is very peaceful and the apartments are quite comfortably furnished. WFI is available in the estate house.

The estate produces quality DOCG wines, including a Chianti Classico, a Chianti Classico Riserva, and a Super Tuscan, together with a fine extra virgin olive oil.

The rare Cinta Senese breed of pigs are raised in part of the farm woodlands, and there is a laboratory on the estate where fine DOP prosciutto, salami and other typical Tuscan pork products are prepared and cured.

Tastings of these delicious estate products are held during the week, and Casamonti guests are invited to participate in a free tasting and presentation.

CASAMONTI CAPRE



Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 2 / 0

Description: R.C. 040401 - 70 MQ



Kitchen corner - living/dining room - 1 double bedroom - 1 bathroom - shower room

Ground floor entrance to the apartment is from its spacious private, furnished garden in front. The door opens into a living/dining room with with an open brick archway that separates the living area from the dining area and kitchen. The kitchen is complete with gas range, oven and fridge.

From the living room, a flight of stairs leads to the first floor landing with doors to the spacious double bedroom with ensuite shower room and small balcony, and to the complete bathroom with half bath (slanted low ceiling). The apartment has central gas heating that is payable at the fixed weekly fee of Euro 85 during heating season. The apartment is delightfully furnished and ideal for honeymooners. Babies are not accepted in this apartment.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 470,00	€ 470,00	€ 565,00	€ 705,00
American Dollar	\$ 530,00	\$ 530,00	\$ 630,00	\$ 790,00

CASAMONTI KAREN

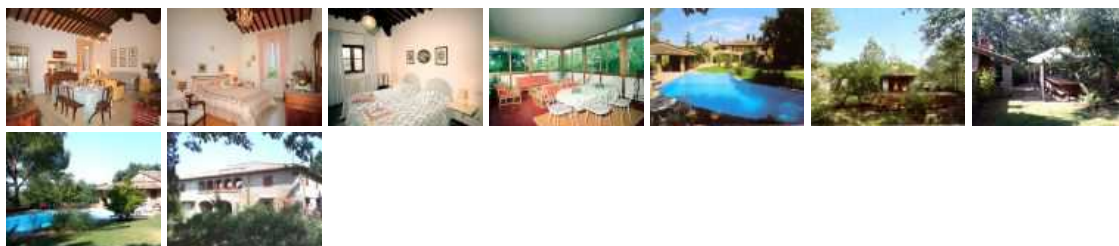


Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 4 / 0

Description: R.C. 040402 - 100 MQ



Kitchen - living/dining room - covered veranda - 1 double bedroom - 1 twin bedded room - 1 bathroom

First floor apartment with private entrance up an external flight of stairs opening onto a large private covered veranda with furnished

sitting and dining areas. The veranda offers great views over the surrounding countryside. From the veranda, private entrance is into a spacious living/dining room with open hearth fireplace. To the right of the living room, through an open passage, is the completely equipped, liveable kitchen with gas range, oven, dishwasher and fridge with freezer.

There are three doors in the living room which open, respectively, into the double bedroom, into the twin bedded room and into the complete bathroom with double washbasins and bathtub with shower. On request, the beds in the twin room can be connected and turned into a double bed. The apartment is very well furnished and comfortable. It has central gas heating that is payable at the fixed weekly fee of Euro 130. Firewood is payable on consumption.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 665,00	€ 665,00	€ 820,00	€ 980,00
American Dollar	\$ 740,00	\$ 740,00	\$ 920,00	\$ 1.100,00

CASA PRATESE

[Homepage](#) > Casa Pratese



Services: Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Domestic Animals Allowed, Wi-Fi.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 10 / 0

Description - R.C. 040602 - 200 MQ

Kitchen - living/dining room - living room - 3 double bedrooms - 2 twin bedded rooms - 4 bathrooms

Charming independent stone farmhouse in the countryside near Castellina in Chianti. The house is entirely fenced in to offer maximum privacy. It is surrounded by woods and offers a totally peaceful position in direct contact with nature. Castellina in Chianti with all shops and facilities is 5 kms away. There are 23 kms to Siena and 50 kms to Firenze. The house is reached by 2 kms of dirt road that serves only the houses in the area. The farmhouse is ideal for a peaceful vacation immersed in the green of the Chianti hills. It offers a private 5 X 12 meter swimming pool, a beautiful barbecue corner with outside dining table, and a private car park.

Main private entrance to the house is up two steps from the front furnished garden into a hall. A door on the right opens into the kitchen that is fully equipped with gas range, oven, dishwasher, fridge with freezer and fireplace. A brick arch separates the kitchen from the living/dining room. A door on the left of the entrance hall leads down two steps to a double bedroom with complete ensuite bathroom with shower. A short flight of stairs leads from the hall up to the first floor.

Halfway up the stairs is a small landing with door to a double bedroom. Continuing up the stairs is another small landing with door to a twin bedded room. At the top of the stairs is another landing with door to a small but complete bathroom with bathtub.

Across the landing from the twin bedded room is a door opening onto a short hallway. The hallway leads into a fairly spacious living room divided into two sections by an archway. The living room has a fireplace and an equipped bar area with sink, fridge and glasses. Two other doors in the hallway open into a double bedroom and into a complete bathroom with half bath and low ceiling. A flight of steps (23 cms high) leads down from the living room to a landing with door on the left to a twin bedded room with ensuite complete bathroom with shower. This bedroom has a door to the outside. Another door in the landing opens onto a raised paved terrace under a centuries-old oak tree that has been equipped with garden furniture that faces the pool side of the farmhouse.

The farmhouse is nicely furnished in typical Tuscan style and is very pleasant and comfortable. Tuscan architecture is reflected in the whitewashed walls, wood beamed ceilings and cotto floors. Central heating is payable on consumption together with firewood and small domestic animals are allowed but will be charged at Euro 50 each per week. Maid service is available on request and there is a washing machine, a telephone, and a baby cot for guest use. The house has satellite TV with DVD and stereo system with CD player. A cook is available if booked in advance and cooking lessons can also be arranged. The house has WFI.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.405,00	€ 1.405,00	€ 2.345,00	€ 3.125,00
American Dollar	\$ 1.570,00	\$ 1.570,00	\$ 2.630,00	\$ 3.500,00

[Go back](#)

LA FONTANELLA

[Homepage](#) > La Fontanella



Services: Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 8 / 0

Description - R.C. 040701 - 150 MQ

Kitchen/dining room - living room - 2 double bedrooms - 2 twin bedded rooms - 3 bathrooms

Beautiful independent stone farmhouse that completed restoration in 1995. Surrounded by ample private grounds, it sits in a panoramic position and is reached by its own access road that ends at the house. The garden spaces and external paved terraces are all abundantly furnished and very carefully kept and there is a private 6 x 14 sqm swimmingpool with spacious solarium terrace.

Radda in Chianti with all facilities, shops and restaurants is at 5 kms and Castellina in Chianti, also in the heart of the Chianti Classico wine production area, is at 6 kms. Siena is at 24 kms, and Firenze is at 60 kms. The house has been restored with great care for detail. It boasts woodbeamed ceilings, cotto floors and whitewashed walls in the best Tuscan architectural tradition. Some of the walls show the original stone.

There are several ground floor entrances to the house, and all doors are wrought iron with glass panels to provide safety while allowing maximum light to come in. Two private entrances are into the

spacious living room with fireplace. The living room is divided into two sections by an open brick arch. One offers comfortable sofas and the other, smaller, living area has a delightful fireplace and stuffed chairs. Through an open passage next to the fireplace is a hall.

To the right of the hall is the spacious, beautiful dining room with open hearth fireplace and door to the side of the house where a short stone path and a few steps lead down to the covered parking area. The parking area has been studied and built so as to provide the nearest approach possible to the house while not disturbing the views.

The dining room boasts an enormous wood table in typical Tuscan style and two walls of the room are occupied by an extremely modern and efficient fitted kitchen. The kitchen is more than complete and offers large mixed range, oven, dishwasher and fridge with freezer.

To the left of the hall is a corridor with wardrobe on the left, and doors to two twin bedded rooms (beds can be united on request) on the right. Both bedrooms have doors to the rear furnished terrace that is also paved in cotto. At the end of the corridor is a complete bathroom with shower stall.

A flight of beautiful cotto stairs leads from the hall to the first floor corridor. The first floor offers two spacious double bedrooms, both with private ensuite complete bathrooms, one with bathtub and shower attachment and the second with shower stall.

The house offers satellite TV, stereo with CD player, WFI, washing machine, baby cot, telephone (with phone plug in practically every room of the house), alarm system, barbecue and central heating. Gas is payable on consumption during heating season together with firewood and there is a maid available on request. There are ceiling fans in the bedrooms as well as mosquito screens wherever possible. The house is luminous and very well furnished with an abundance of typical Tuscan solid wood pieces.

Price Lists	01/01/20 - 30/05/20 19/09/20 - 02/01/21	30/05/20 - 27/06/20 22/08/20 - 19/09/20	27/06/20 - 22/08/20	
Euro	€ 2.530,00	€ 2.925,00	€ 3.900,00	-
American Dollar	\$ 2.830,00	\$ 3.280,00	\$ 4.370,00	-

[Go back](#)

DRAGONCELLO

[Homepage](#) > Dragoncello



the city where they work, and like organic and natural things. The lady of the house has planted fruit trees of almost extinct and lost varieties, local grapes that gradually were disappearing and lots of interesting herbs and flowers. For these reasons the property is provided with any possible comfort in order to enjoy as much time as possible in the open air.

At the level of the owner's house is a new infinity pool (6 x 16 meters – depth that runs from 1.20 to 2.00 meters). It was installed in autumn of 2011. The purification of the water is natural with the use of salt and in total absence of chlorine. The pool area, that was dug into the side of the hill, is surrounded by a sort of semi theatre and offers paved terraces facing the view, and equipped with plenty of garden furniture. The use of the pool is for shared use with the owners when present. They also rent out the main house to guests, so if they are not present, the pool may be shared with the occupants of the main house.

The Cottage, originally the outbuilding of the main house, is surrounded by beautiful corners where you can read, write, and enjoy the view in the cool shade, caressed by the breeze that mitigates even the hottest hours of summer days. Blessed with stunning views on the Chianti Classico hills as far the eye can reach, there are also woodlands with lots of ancient oak trees and vineyards.

On clear days from the Cottage you can see the towers of San Gimignano in the distance. Built against the back wall of the cottage is a barbecue and, in the corner, there is a small covered terrace overlooking the valleys below and equipped with table and chairs where to enjoy al fresco meals. The sunsets from here are simply amazing!

A very large (230 sqm) paved area separates the cottage from the owner's house and gardens, located higher above. A paved ramp from this area leads down to a lower level on the side of the Cottage to another paved hanging terrace (25 sqm) that hosts a hot tub (2 x 2 meters for a total of 4 persons). The tub can be heated up to 35° Centigrade. The tub is protected by a variety of plants (broom, tuyas, roses and holly) and it also faces the view. Behind the tub, a door opens into the utilities room that hosts a small laundry section with washing machine for guest use. The tub is available for use from September 30th to June 1st (these are the dates when the swimming pool is closed so it serves as an alternative).

Dragoncello offers another very charming hanging terrace/solarium that is paved with a warm yellow stone (41 sqm). The terrace is exposed to the sun all afternoon and it gives you the impression of floating on the vineyards below: it is also furnished and guests love to have breakfast there. This terrace is at one end of the Cottage and located just down from the entrance door.

Due to the fact that it is built on the side of the hill, the Cottage is on two different levels. Private entrance is from the side of the access road lined with oak and lime trees. A variety of aromatic plants (tarragon, rosemary, oregano, sage, thyme and mint), which guests can pick and use in the kitchen, surround Dragoncello. Thanks to roses, night jasmine and lavender, the air in summer mornings and evenings is filled with wonderful smells. Parking is in a shady area to one side of the road.

The main door opens, up one small step, directly into the living/dining room with fireplace, double sofa bed, Satellite TV, and WIFI. There is a charge of € 80,00 per person for use of the sofa bed. A large panoramic window (with mosquito net) opens onto the view and the terrace below. This area has wood beamed ceilings and cotto floors. A door on the right of the living room opens into a kitchenette, which is small but efficient and equipped with 4 gas and 2 electric hobs, electric oven, medium sized fridge with freezer section, and dishwasher. The kitchenette window opens onto the view.

A second door on the right of the living room opens onto a short flight of stairs (4 steps) that leads up to the sleeping section of the house. At the top of the stairs is a small study area with desk (computer ADSL connection), a small library and an antique wardrobe.

There are three doors in this section. One opens into a double bedroom (bed cannot be divided), a second opens into a twin bedded room, and the third, to the left, opens into a spacious, complete bathroom with shower stall and window.

Ceilings in this section are whitewashed and continue with the same cotto floors as in the lower section. The Cottage is comfortably furnished with some antique pieces. Great care was taken in selecting the house equipment: hand painted ceramic plates, quality sheets and towels that match the colours of the bedrooms, etc. Central heating is payable on consumption together with fireplace and barbecue wood. There are two baby cots available and a high chair for guest use.

Video of the estate: <https://www.youtube.com/watch?v=6wQE7wLoyhYju> (copy and paste to your browser).

Services: Independent Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Domestic Animals Allowed, Wi-Fi.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 4 / 6

Description - R.C. 040901 - 90 MQ

Kitchenette - living/dining room with double sofa bed - small study - 1 double bedroom - 1 twin bedded room - 1 bathroom

Charming independent Cottage that is part of a small farming estate at about 2 kms from Castellina in Chianti with all shops, restaurants and services. The location is perfect for those who want to spend their holidays enjoying the beauty of the region but also making daily excursions to the typical Chianti Towns. Siena is at 18 kms and Florence is at 35 kms.

The access downhill dirt road (300 meters) that leads to Dragoncello, runs along one side of the owner's house and ends at the Cottage further down. It is built into the side of the hill and the road ends at the Cottage. Occasionally, an agricultural machine may go by on the road in order to reach the vineyards below.

The farming estate (4.5 hectares) produces excellent Chianti Classico wines and high quality extra virgin olive oil. The owners, who live in Siena, are very charming persons and spend their weekends and holidays at the farm. They are nature lovers, prefer the countryside to

Price Lists	19/12/20 - 02/01/21	01/01/20 - 11/04/20 03/10/20 - 19/12/20	11/04/20 - 20/06/20 05/09/20 - 03/10/20	20/06/20 - 05/09/20
Euro	€ 1.595,00	€ 1.100,00	€ 1.350,00	€ 1.595,00
American Dollar	\$ 1.790,00	\$ 1.230,00	\$ 1.510,00	\$ 1.790,00

[Go back](#)

IL CASETTO

[Homepage](#) > Il Casetto



Services: Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 5 / 6

Description - R.C. 041001 - 150 MQ

Kitchen - dining room - living room - 2 double bedrooms - 1 bedroom with bunk beds - 2 bathrooms

This delightful apartment occupies half of a farmhouse that was totally restored and belongs to two sisters, each having taken half of the structure for her own use. Situated in a panoramic position, just off the road that connects Castellina in Chianti with Poggibonsi, near the hamlet of Cispiano, it is surrounded by woodlands and well kept fields.

There is a private access road leading from the main dirt track to the farmhouse and each of the apartments has its own private parking area and totally separate gardens and furnished areas. Privacy is complete, and the areas that are in common are the long covered terrace that runs along one length of the farmhouse on the raised hanging garden above the level where the shared 6 X 12 meter swimming pool is located. The pool runs from 1.10 to 3 meters in depth.

Castellina in Chianti with all facilities, restaurants, pharmacy and shops is at 5.4 kms. Poggibonsi is at 10 kms, Siena is at 25 kms, and Florence is at 45 kms. The road from Castellina to Poggibonsi that provides access to the hamlet of San Quirico is one of the most

panoramic of the Chianti Classico wine region. The house is reached by 1.4 kms of good dirt track. There is also a back road leading from the house to Poggibonsi through the woods.

From the private parking area, the garden opens up and leads to a covered, furnished terrace that has a low wall along one side hosting a stone barbecue. From here, main entrance is into the delightful complete kitchen with gas range, electric oven, microwave, large fridge with freezer, dishwasher, toaster, blender, American coffee machine and a raised hearth fireplace for cooking. The terrace area just outside of the kitchen and next to the barbecue has a wonderful table where you can enjoy your meals "al fresco" even in the hottest summer evenings.

An open arch leads from the kitchen to a hall with door to a utilities bathroom on the right with WC, washbasin and niche with washing machine and ironing equipment. From the hall, to the left and around a corner is the spacious, formal dining room with panoramic windows. Down 4 steps from the dining room is the large living room with panoramic windows on the left, that face the entrance garden, and glass doors on the right that lead outside onto the covered terrace and hanging garden above the pool.

There is a satellite TV with DVD and a fireplace in the living room. It is quite luminous and very comfortably furnished. The outside terrace is also fully furnished and an ideal spot to sit and enjoy the summer sunsets in the distance towards San Gimignano. The owner will provide guests with an internet usb key to plug into their pc's or notebooks to access the internet.

From the hall next to the utilities bathroom, a flight of stairs leads up to the sleeping area of the house. At the top of the stairs is a landing, that leads, around a corner, to a short hall with door on the left to a complete bathroom with shower stall. Past the bathroom is the door to a double bedroom (the beds can be separated into twins on request), and to the right is the door to a bedroom with bunk beds and door to an outside raised terrace with steps leading down to the front entrance and its garden.

Back to the original landing, it continues straight past the hall and around a corner on the right is the door to the second complete bathroom with shower stall and next to it is the door to the master bedroom with canopy bed. There are a couple of portable standup fans available for guest use, a baby cot and central gas heating that is payable at the fixed weekly rate of Euros 150 during heating season. Firewood is payable on consumption.

The house is ideal for a family holiday and the outside spaces are well kept and spacious. The internal furnishings are all of high quality and very comfortable in a combination of typical Tuscan style and great personal taste. The owner has a shop in Poggibonsi where she sells all kinds of handmade items and it is worth a visit.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.405,00	€ 1.405,00	€ 1.640,00	€ 2.030,00
American Dollar	\$ 1.570,00	\$ 1.570,00	\$ 1.840,00	\$ 2.270,00

[Go back](#)

SOLARIA

[Homepage](#) > Solaria



Services: Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: VAGLIAGLI

Province: SI

Persons: 10 / 0

Description - R.C. 050201 - 310 MQ

Kitchen - living/dining room - living room - 5 double bedrooms - 2 twin bedded rooms - 6 bathrooms

Beautiful modern villa that sits on a hillside offering spectacular countryside views. Access to the villa is by way of a private dirt road in the woods that leads to the villa driveway. The road continues down to another private Villa where it ends. The grounds surrounding the villa are very well kept and offer furnished garden spaces, a private 5 X 13.5 meter swimmingpool, fruit trees, a stone barbecue, and a covered parking area. The village of Vagliagli with basic shops, pharmacy and restaurant is about 2 kms away. Castellina in Chianti and Siena are both at 11 kms and Firenze is at 65 kms. There is a regular bus service connecting Vagliagli with Siena.

Private entrance is from the garden up a covered staircase into the entrance hall. Glass doors in the hall provide access to a spacious open-plan living/dining room with monumental fireplace, satellite TV, stereo with CD player and bar. Portable fans are available for use in summer. Panoramic glass windows and doors surround this room, providing wonderful natural illumination and also access to a furnished terrace that runs along two sides at the rear of the villa. One part of

the terrace faces the sunset and is quite romantic. Through the dining area is the kitchen which is complete with mixed range, oven, dishwasher and fridge with freezer. A door in the kitchen leads down a few steps to the garden.

Near the bar, up a few steps are doors to a hallway that leads to the sleeping section of the villa. At the end of the hallway are doors opening onto a beautiful wooden staircase that leads down to the villa entrance hall. The hallway and the entire sleeping section have parquet floors. One side of the hallway is dedicated to wardrobes. The various doors open into two double bedrooms, a complete bathroom with shower stall, two twin bedded rooms, a spacious complete bathroom with shower, and a third spacious complete bathroom with bathtub. The rooms are well furnished, very comfortable and quite luminous.

Near the bar is a staircase leading up to the mansard with living room that is ideal for children to play in. There are three doors in this room: one is to a double bedroom, one is to a bathroom with washbasin, shower stall and WC, and one remains closed. The bedroom and the living room both have doors opening onto a rooftop terrace.

Back in the entrance hall, a door opens onto a flight of stairs that leads down to a landing. The landing has doors to two double bedrooms and to two complete bathrooms with shower stall. This section of the house is only offered in the version for 14 people. In the smaller version, the door at the top of the stairs remains closed.

The entrance hall is also connected to the kitchen by a short corridor, where the telephone is located. The villa offers a washing machine, baby cot, maid service on request and central heating. Gas is payable on consumption during heating season together with firewood. The house offers WFI and and the bedrooms are provided with ceiling fans for ventilation.

Price Lists	01/01/20 - 30/05/20 12/09/20 - 02/01/21	30/05/20 - 04/07/20 22/08/20 - 12/09/20	04/07/20 - 22/08/20	
Euro	€ 2.545,00	€ 3.230,00	€ 4.320,00	-
American Dollar	\$ 2.850,00	\$ 3.620,00	\$ 4.840,00	-

[Go back](#)

SOLARIA

[Homepage](#) > Solaria



the terrace faces the sunset and is quite romantic. Through the dining area is the kitchen which is complete with mixed range, oven, dishwasher and fridge with freezer. A door in the kitchen leads down a few steps to the garden.

Near the bar, up a few steps are doors to a hallway that leads to the sleeping section of the villa. At the end of the hallway are doors opening onto a beautiful wooden staircase that leads down to the villa entrance hall. The hallway and the entire sleeping section have parquet floors. One side of the hallway is dedicated to wardrobes. The various doors open into two double bedrooms, a complete bathroom with shower stall, two twin bedded rooms, a spacious complete bathroom with shower, and a third spacious complete bathroom with bathtub. The rooms are well furnished, very comfortable and quite luminous.

Near the bar is a staircase leading up to the mansard with living room that is ideal for children to play in. There are three doors in this room: one is to a double bedroom, one is to a bathroom with washbasin, shower stall and WC, and one remains closed. The bedroom and the living room both have doors opening onto a rooftop terrace.

Back in the entrance hall, a door opens onto a flight of stairs that leads down to a landing. The landing has doors to two double bedrooms and to two complete bathrooms with shower stall. This section of the house is only offered in the version for 14 people. In the smaller version, the door at the top of the stairs remains closed.

The entrance hall is also connected to the kitchen by a short corridor, where the telephone is located. The villa offers a washing machine, baby cot, maid service on request and central heating. Gas is payable on consumption during heating season together with firewood. The house offers WIFI and the bedrooms are provided with ceiling fans for ventilation.

Services: Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: VAGLIAGLI

Province: SI

Persons: 14 / 0

Description - R.C. 050202 - 375 MQ

Kitchen - living/dining room - living room - 5 double bedrooms - 2 twin bedded rooms - 6 bathrooms

Beautiful modern villa that sits on a hillside offering spectacular countryside views. Access to the villa is by way of a private dirt road in the woods that leads to the villa driveway. The road continues down to another private Villa where it ends. The grounds surrounding the villa are very well kept and offer furnished garden spaces, a private 5 X 13.5 meter swimmingpool, fruit trees, a stone barbecue, and a covered parking area. The village of Vagliagli with basic shops, pharmacy and restaurant is about 2 kms away. Castellina in Chianti and Siena are both at 11 kms and Firenze is at 65 kms. There is a regular bus service connecting Vagliagli with Siena.

Private entrance is from the garden up a covered staircase into the entrance hall. Glass doors in the hall provide access to a spacious open-plan living/dining room with monumental fireplace, satellite TV, stereo with CD player and bar. Portable fans are available for use in summer. Panoramic glass windows and doors surround this room, providing wonderful natural illumination and also access to a furnished terrace that runs along two sides at the rear of the villa. One part of

Price Lists	01/01/20 - 30/05/20 12/09/20 - 02/01/21	30/05/20 - 04/07/20 22/08/20 - 12/09/20	04/07/20 - 22/08/20	
Euro	€ 2.935,00	€ 3.725,00	€ 4.970,00	-
American Dollar	\$ 3.290,00	\$ 4.170,00	\$ 5.570,00	-

[Go back](#)



The access road leads to its private wrought iron access gate with internal parking. The dirt road continues on past the gate, leaving it on the left and ends at a second parking area up above the barn's level that is used by the apartment in the main farmhouse that is occupied by a relative of the owner.

On this upper level is a first furnished terrace that is private to the barn, offering views over the surrounding countryside. From this upper terrace, down a few stone steps is the lower private furnished terrace located directly in front of the barn's entrance. This terrace is protected by hedges and a stone wall that incorporates a wonderful barbecue. It is on this level where the carefully kept gardens lead to the barn's private, round swimming pool that measures 4.5 meters in diameter and is 1.10 meters deep.

Panoramic glass doors open from the terrace into the spacious living room with comfortable sofa bed, fireplace and satellite TV. Through an open archway is the dining room and kitchen corner that is complete with gas range, electric oven, microwave, toaster, American coffee machine, and fridge with freezer. A short hallway leads from the dining room to a utilities room and to the complete bathroom with both bathtub and shower. Doors in the kitchen open onto the terrace which makes access to the outside barbecue and dinner table quite comfortable. This terrace is ideal for enjoying one's meals in total privacy while gazing at the beautiful countryside below with vineyards, olive trees and woodlands.

Next to the fireplace is a wood paneled-partition wall that separates the double bedroom from the living room. The double bedroom has a door opening onto the internal farmhouse courtyard. The apartment is tastefully and comfortably furnished in typical Tuscan style, with wood beamed ceilings, whitewashed walls and cotto floors. There is a baby cot and central gas heating. Gas is payable on consumption during heating season together with firewood. One side of the living room has large panoramic windows that provide wonderful luminosity. The house has WiFi.

Services: Independent Villa, Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town:

Province:

Persons: 2 / 3

Description - R.C. 050402 - 65 MQ

Kitchen/dining room - living room with sofa bed - 1 double bedroom - 1 bathroom

This delightful independent apartment entirely occupies a barn that is part of an ancient farmhouse complex that careful restoration transformed into three separate apartments. They all belong to a group of locals, and one is occupied by relatives of the owner of Casuccia.

There are ample opportunities for walks through the woods of the area and the position is ideal for visiting the major wine estates of the Chianti Classico region. On clear days, Siena is visible on the horizon. The farmhouse is reached by the asphalt road that connects Radda in Chianti with Lecchi. The road passes by the outside walls of the farmhouse gardens but as it is a road of little traffic, it does not disturb the peace. Lecchi with basic shops is at 3 kms, while Radda in Chianti with all facilities, public tennis courts, shops and restaurants is at 6 kms. Castellina in Chianti is at 15 kms as is Pianella, both with public swimming pools. Siena is at 30 kms and horses can be hired near Radda in Chianti.

Casuccia is located at one side of the farmhouse's internal courtyard.

Price Lists	01/01/20 - 30/05/20 12/09/20 - 02/01/21	30/05/20 - 04/07/20 22/08/20 - 12/09/20	04/07/20 - 22/08/20	
Euro	€ 820,00	€ 1.005,00	€ 1.180,00	-
American Dollar	\$ 920,00	\$ 1.130,00	\$ 1.320,00	-

[Go back](#)



gas range, oven, microwave, and fridge with freezer. Through the kitchen is a hallway with doors to a twin bedded room and to a bathroom with washbasin, WC and shower. At the end of this hall is a door to the outside. The stairs in the living room lead up to a hall with doors to two double bedrooms, to a complete bathroom with shower, and to a mansard room with skylight and twin beds. The mansard roof slants from 2.5 meters to 1.5 meters. Both double bedrooms have panoramic glass doors opening onto the upper terrace.

Comfortably furnished in typical Tuscan style, the house has been restored with great care for detail. It offers cotto floors, woodbeamed ceilings and whitewashed walls. There is a baby cot and central gas heating. Gas is payable on consumption during heating season together with firewood.

Services: Independent Villa, Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: GAIOLINO IN CHIANTI

Province: SI

Persons: 8 / 0

Description - R.C. 050501 - 140 MQ

Kitchen - living/dining room - 2 double bedrooms - 2 twin bedded rooms - 2 bathrooms

This beautiful independent farmhouse is on the same property as the Casuccia apartments but it is reached by its own private road and is set further back in the grounds with respect to the other farmhouse group. Built on the side of the hill, it offers splendid views over the surrounding countryside and vineyards.

The house is on two levels and has spacious furnished terraces on both the front and rear. There is private parking at the side of the house and private 5 X 10 meter swimmingpool at the back. The house has several entrances. At ground floor on the lower level terrace is a niche with wood oven for baking bread and pizza with incorporated barbecue grill. Next to the barbecue is a utilities room with washing machine. This lower terrace is connected to the upper rear terrace by a flight of stone steps.

Main entrance on the lower level is into the spacious living/dining room with large fireplace, satellite TV with DVD, stereo with CD player, WIFI and open staircase leading to the upper floor. Next to the stairs is a passageway opening into the livable kitchen that is complete with

Price Lists	01/01/20 - 30/05/20 04/07/20 - 05/07/20 12/09/20 - 02/01/21	30/05/20 - 20/06/20 22/08/20 - 12/09/20	20/06/20 - 04/07/20 05/07/20 - 22/08/20	
Euro	€ 1.480,00	€ 1.835,00	€ 2.400,00	-
American Dollar	\$ 1.660,00	\$ 2.060,00	\$ 2.690,00	-

[Go back](#)

LE CANNELLE

[Homepage](#) > Le Cannelle



Services: Independent Villa, Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: RADDA IN CHIANTI

Province: SI

Persons: 6 / 0

Description - R.C. 050601 - 120 MQ

Kitchen/dining room - living room - 2 double bedrooms - 1 twin bedded room - 3 bathrooms

Independent house that completed restoration in 2003. Set on a hillside, it offers wonderful views over the surrounding countryside. Above the property is the road that connects Radda in Chianti with Gaiole in Chianti and Montevarchi. Radda in Chianti with all facilities, shops and restaurants is at 2 kms. Castellina in Chianti is at 14 kms, Montevarchi is at 23 kms with access to the A1 Autostrada, Siena is at 30 kms, and Firenze is at 45 kms. The property offers ample parking spaces and a utilities room at ground floor with washing machine.

The grounds surrounding the house are well kept and offer sunny and shaded areas and an above-ground, private 4.5 X 9 meter swimming pool (1.5 meter deep) that is set against the hillside and has a furnished terrace on one side. At ground floor, besides the utilities room, are some other rooms that are used by the owners for storage. The owners come by regularly to check the pool and to maintain the gardens. The property has two driveways.

The house has two entrances. Main private access is from the external terrace that is reached from a flight of stairs that connect it to the poolside terrace. A second access to the house, which is ideal for people in wheelchairs, is from this upper terrace into the master bedroom with double bed. The upper terrace measures 113 sqm and it is fully furnished and offers a barbecue and wood-burning oven for baking bread and pizza.

From the upper terrace, private entrance is up one step into the spacious living room with satellite TV, DVD, stereo with CD player, and fireplace (this fireplace also helps in heating the house with a thermal hot air system). The Villa has WIFI. A beautiful open brick archway separates the living room from the dining room and kitchen. The kitchen is fully equipped with gas range, electric oven, microwave, dishwasher and fridge with freezer.

A door in the dining room opens into a hallway. There are 5 doors in this hallway. The two doors on the left open into a spacious and complete bathroom with bathtub, and into the master bedroom with double bed, ensuite complete bathroom with WC, washbasin and shower stall. Glass doors in this bedroom lead, down one step, to the outside terrace. The two doors on the right open into a double bedroom and into a twin bedded room. The door at the end of the hallway opens into a complete bathroom with shower stall.

The house is fresh, luminous, and very comfortably furnished. There is a baby cot and central gas heating. Gas is payable on consumption during heating season together with firewood. The windows have mosquito screens. There is also a ping-pong table for guest use on one of the terraces.

Price Lists	01/01/20 - 30/05/20	30/05/20 - 20/06/20	20/06/20 - 04/07/20	
	04/07/20 - 05/07/20	22/08/20 - 12/09/20	05/07/20 - 22/08/20	
	12/09/20 - 02/01/21			
Euro	€ 1.410,00	€ 1.690,00	€ 2.260,00	-
American Dollar	\$ 1.580,00	\$ 1.890,00	\$ 2.530,00	-

[Go back](#)

Residential complex "IL PALAGIO"

IL PALAGIO - Beautiful fortified farmhouse structure dating back to the year 400. It was modified in the course of the centuries and has finally been completely restored by the current owner with great care taken to utilize original materials and to maintain the structure's character intact.

Mentioned in many of the official documents of the past ages, Il Palagio is surrounded by a small farming estate that produces wine and olive oil. The views from the farmhouse are fantastic and space over the underlying vineyards, olive groves and cypress trees both in direction of Panzano in Chianti and in direction of San Gimignano. All shops and facilities are in Panzano at 1 km. Greve in Chianti is a short drive away, while Firenze and Siena are both at about 30 kms.

Access to the structure is through a magnificent portal that opens into an internal paved courtyard with beautiful artesian well and lemon trees. The farmhouse offers 6 apartments, 4 of which are accessed from the courtyard. Melograno occupies one wing of the farmhouse and has its own separate access and Palchi is a restored barn attached to the main structure.

Central gas heating is included in the price, and there are baby cots and safes in each apartment. The rental price also includes maid service which is provided 3 times weekly (with towels changed every Wednesday), and, for guests who are staying longer than a week, the maids will clean the apartments and change the linen for them on each Saturday. The maids will also take care of doing the laundry for guests, and this service is included in the price, while dry-cleaning is available as a service but charged extra.

The gardens surrounding the structure are immaculately kept and impeccably furnished. There is a beautiful 7 X 14 meter swimming pool for shared use and in the rear garden is a large gazebo with wooden tables, barbecue and wood burning oven for baking bread and pizza. There is also a children's playground to one side of the estate.

There is a highly qualified chef that can be provided on request and cooking courses can also be booked at the reception office. The rental price also includes a professional wine tasting held each Thursday for the estate guests. Baby sitting is available and cell phones can be rented from the owner. During office hours, there is a fax available in the reception. WIFI is automatically available both outside and inside the apartments. The bathrooms are provided with courtesy kits that are made using only organic products.

Please read the description of the bedrooms carefully. The owner provides the beds made up as doubles. Please mark down on your booking form if you want beds made up as twins.

Should you have a group that is interested in renting the entire structure for a wedding or other circumstance, please contact us. Special prices and arrangements can be made to let the whole estate.

TOTTOLO



Town: PANZANO IN CHIANTI

Province: FI

Persons: 4 / 0

Description: R.C. 060101 - 200 MQ



Kitchen - dining room - living room - sitting room - 2 double bedrooms - 2 bathrooms

This apartment occupies most of the ground floor and has its access from the courtyard. Private entrance is up one step through panoramic glass doors into a spacious living room with fireplace and satellite TV with DVD and CD player. A stone archway divides the living room from the dining room with its huge table and large window overlooking the countryside. This room has beautiful cotto and wood floors and stone walls. To the left of the living room, near the entrance is the door to the spacious, livable kitchen. It has a wonderful marble sink and raised hearth fireplace to cook on. The kitchen is more than complete with gas range, large electric oven, fridge with freezer and dishwasher.

Through the kitchen is a hallway that leads to a utilities room and to a double bedroom with ensuite complete bathroom with shower stall. The beds in this bedroom can be divided into twins and the room has a ceiling fan. From the dining room an open passageway leads down 3 steps to a landing. Up 4 steps on the left from the landing is a large and luminous bathroom that is complete with triangular bathtub, two washbasins and shower stall. To the right of the landing, stone steps lead down to a sitting room with barrel-vaulted ceiling and small high window.

Between the stairs in the centre of the landing is a door that leads up one step into a magnificent hall that has been fitted as double bedroom (this double bed cannot be separated into twins). This is the most ancient part of the structure and it has a barrel-vaulted ceiling and doors on both ends. One glass door leads up 3 steps to the internal courtyard and the second glass door leads to the rear external landing with steps down to the apartment's private, furnished terrace with beautiful views.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 2.500,00	€ 2.625,00	€ 2.750,00	-
American Dollar	\$ 2.800,00	\$ 2.940,00	\$ 3.080,00	-

TOTTOLINO



Town: PANZANO IN CHIANTI

Province: FI

Persons: 4 / 0

Description: R.C. 060102 - 120 MQ



Kitchen - living/dining room - 2 double bedrooms - 2 bathrooms

This apartment is on the first floor and has its access from the courtyard, where there is a private furnished space dedicated to it. Private entrance is into a hallway with a flight of wooden stairs that lead up to the first floor landing. At the top of the stairs to the right is the spacious, liveable kitchen that is complete with gas range, separate electric oven, dishwasher and fridge with freezer. The kitchen is also equipped with a waist-high fireplace that is ideal for grilling.

To the left of the landing, through an open arch, is the spacious living/dining room with large open hearth fireplace, satellite TV with DVD, CD player and skylight. Some of the walls in the living room show the original stone that composed one of the lookout towers of the fortification, and probably date back to Roman times. At one end of the living room is a "Z" shaped hallway with doors to two spacious double bedrooms, one with private ensuite bathroom with washbasin, shower stall and W.C., a second complete bathroom with bathtub and hand shower, and a door that opens onto the apartment's spacious, private furnished terrace overlooking the rear garden.

The apartment is very comfortably furnished and is of high standard. The ceilings boast wood beams and the floors are all in terracotta, respecting typical Tuscan architecture. The apartment is luminous and offers wonderful views from all the rooms. One of the double beds can be separated into twins. The kitchen, the living room and the bedrooms have ceiling fans.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 1.940,00	€ 2.060,00	€ 2.185,00	-
American Dollar	\$ 2.170,00	\$ 2.310,00	\$ 2.450,00	-

TORRE DI TOTTO

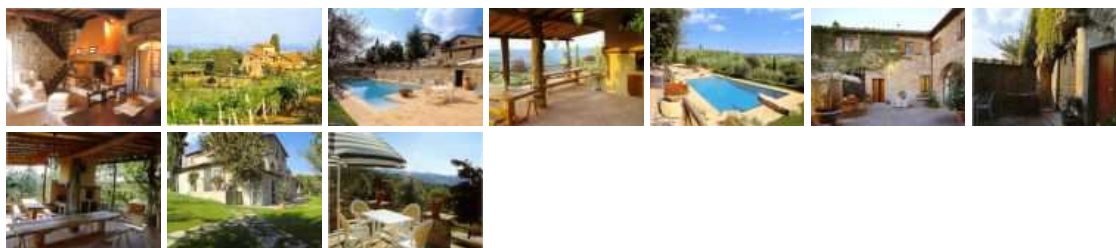


Town: PANZANO IN CHIANTI

Province: FI

Persons: 6 / 0

Description: R.C. 060103 - 195 MQ



Kitchen - living/dining room - 3 double bedrooms - 3 bathrooms

This apartment has its access from the internal courtyard next to the wood-burning oven. Private entrance is from an external covered staircase that leads to the first floor and opens into a hall. To the left of the hall is a complete bathroom with shower. To the right of the hall are two doors. One opens into a double bedroom with private ensuite complete bathroom with shower. The second door leads, up one step, to the living/dining room with open-hearth fireplace. Satellite TV with DVD and CD player is located in this room. Next to the fireplace is the door to a complete bathroom with shower.

A door in the living room opens onto the apartment's private furnished terrace overlooking the countryside below. Another door in the living room leads into the fully equipped kitchen with gas range, electric oven, fridge with freezer and dishwasher. There is a second small fridge under the countertop. Through an archway in the living room is a hall with door to a double bedroom.

A wooden staircase leads from the living room up to the tower itself with high ceilings (no door), where another double bedroom is located offering incredible views. The apartment has maintained much of the original stone walls. Wood beamed ceilings and typical Tuscan cotto floors maintain its individuality intact. Two of the double beds can be separated into twins. The living room and the bedrooms have ceiling fans.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 2.500,00	€ 2.625,00	€ 2.750,00	-
American Dollar	\$ 2.800,00	\$ 2.940,00	\$ 3.080,00	-

IL PICCOLO



Town: PANZANO IN CHIANTI

Province: FI

Persons: 2 / 0

Description: R.C. 060104 - 35 MQ



Kitchen/dining room - sitting area - 1 double bedroom - 1 bathroom

This apartment has its private entrance from the courtyard directly through panoramic glass doors into a hall with small sitting area. To the left is the kitchen/dining room with gas range, separate oven, large fridge with freezer and dishwasher.

The kitchen is beautifully equipped and finished in travertine marble. To the right of the entrance hall is the spacious double bedroom with door to the complete bathroom with shower. The double bed cannot be divided. There is a stereo with CD player.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 1.100,00	€ 1.125,00	€ 1.250,00	-
American Dollar	\$ 1.230,00	\$ 1.260,00	\$ 1.400,00	-

MELOGRANO



Town: PANZANO IN CHIANTI

Province: FI

Persons: 4 / 0

Description: R.C. 060105 - 75 MQ



Kitchen corner - living/dining room - 2 double bedrooms - 2 bathrooms

This apartment has its private entrance from the right side of the farmhouse. There is a private, furnished terrace near the entrance and a second private, 20 sqm furnished terrace on the first floor that is reached by an external iron staircase. The view from this terrace is fantastic. Main entrance to the apartment is through glass doors into the living/dining room with satellite TV with DVD, stereo with CD player and kitchen in a niche in the dining area. The kitchen is complete with gas range, electric oven, dishwasher and fridge with freezer.

There is a large panoramic window in the dining room. A door on the right in the living room opens into a hallway with door on the right to a double bedroom with glass door opening outside. At the end of the hall, a short ramp of stairs leads down to a landing with doors to the complete bathroom with shower stall and to the second double bedroom with glass door to the rear garden. This bedroom has its own complete ensuite bathroom with shower stall. One of the double beds can be separated into twins. The kitchen and the bedrooms have ceiling fans.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 1.810,00	€ 1.935,00	€ 2.060,00	-
American Dollar	\$ 2.030,00	\$ 2.170,00	\$ 2.310,00	-

PALCHI



Town: PANZANO IN CHIANTI

Province: FI

Persons: 4 / 0

Description: R.C. 060106 - 110 MQ



Kitchen corner - dining room - living room - 1 double bedroom - 1 twin bedded room - 2 bathrooms

Recently restored barn with entrance from its private, furnished terrace up one step into the kitchen. The kitchen is fully equipped with gas range, fridge and dishwasher. Down two steps from the kitchen is the dining room with fireplace and large panoramic window. This area has maintained the original stone floors integrated with cotto and boasts woodbeamed ceilings. There is satellite TV with DVD and stereo with CD player in this room.

A wooden staircase leads from the dining area up to the first floor gallery where the living room is situated overlooking the dining room. Up two steps in the living room is a hall with door to the utilities room. Back on the ground floor, up two steps from the dining room is a hall with two doors. One opens into a double bedroom with private ensuite complete bathroom with shower. This room has a door to the terrace.

The second door opens into a double bedroom with French bed and wooden staircase leading up to its private ensuite complete bathroom with shower, skylight and low ceiling. The apartment is quite original and some of the walls are in the original stone. One of the double beds can be separated into twins. The living room and the bedrooms have fans.

Price Lists	01/01/20 - 02/05/20 24/10/20 - 02/01/21	02/05/20 - 13/06/20 26/09/20 - 24/10/20	13/06/20 - 26/09/20	
Euro	€ 1.810,00	€ 1.935,00	€ 2.060,00	-
American Dollar	\$ 2.030,00	\$ 2.170,00	\$ 2.310,00	-

MOCI DI SOTTO

[Homepage](#) > Moci Di Sotto



Services: Independent Villa, Swimming pool, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: GAIOLE IN CHIANTI

Province: SI

Persons: 8 / 0

Description - R.C. 070301 - 160 MQ

Kitchen - dining room - living room - 3 double bedrooms - 1 twin bedded room - 3 bathrooms - suite with double bedroom and bathroom

Beautifully restructured, independent farmhouse on a hilltop in the Alto Chianti. The house is surrounded by woods and vineyards and dominates the surrounding countryside and the castles of Tornano and Lecchi. Gaiole with all shops, facilities and restaurants is only 5 kms away. Siena is at 23 kms, Firenze is at 55 kms and Roma is at 220 kms. The house has a lot of open space surrounding it and a 6 X 12 meter swimmingpool. Close to the house is a covered car park. The house has a paved courtyard in front with two covered areas with tables for eating outside.

Across the house courtyard is a low building where wood for the fireplaces is kept and where the house heating and water systems are located. This building also offers a complete bathroom with shower and washingmachine. In front of this building is a spacious fully furnished lawn with deck chairs and canopy umbrella. The garden furniture is kept in one of the ground floor rooms to which guests have access.

On one side of the house, at ground floor, near the steps to the pool, and up two steps from the garden, is a separate spacious (30 sqm) suite with double bedroom, sitting area, and en suite bathroom with washbasin, shower stall and WC. There is no internal connection between the suite and the rest of the houses as it is the result of the transformation of an ancient storage room. The suite remains closed when the house is offered in the version for 8 persons.

Private entrance to the house is from the front courtyard up an internal flight of pietra serena stairs onto a small landing. On the right of the landing is the fully equipped livable kitchen with mixed range, oven, fridge with freezer, dishwasher and American coffee machine. On the left of the landing is the dining room with panoramic windows and door to a set of terracotta steps that lead up to the colombaia tower room with twin beds. In front of the landing is the living room with fireplace and doors to the sleeping area of the house. On the right of the living room is a door to a hall that connects to the master bedroom and to a large complete bathroom with two washbasins, bathtub and shower attachment. On the left of the living room is another door to a hall that connects to two double bedrooms and to a complete bathroom with shower. The beds in both of these bedrooms can be separated into twins on request.

The house is beautifully furnished and offers terracotta floors, whitewashed walls and wood beamed ceilings. Central gas heating will be charged at current cost at time of usage according to liter consumption (approximately Euro 2 per liter) and wood costs Euro 50 per week if used. There is a rechargeable cellphone that can be provided by the keyholders, a barbecue, satellite TV with DVD/CD player, baby cot and high chair, and maid service is available on request. Some cooling fans are provided in the house. The house has WIFI.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.820,00	€ 1.820,00	€ 2.605,00	€ 3.030,00
American Dollar	\$ 2.040,00	\$ 2.040,00	\$ 2.920,00	\$ 3.390,00

[Go back](#)

MOCI DI SOTTO

[Homepage](#) > Moci Di Sotto



Services: Independent Villa, Swimming pool, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: GAIOLINO IN CHIANTI

Province: SI

Persons: 10 / 0

Description - R.C. 070302 - 190 MQ

Kitchen - dining room - living room - 3 double bedrooms - 1 twin bedded room - 3 bathrooms - suite with double bedroom and bathroom

Beautifully restructured, independent farmhouse on a hilltop in the Alto Chianti. The house is surrounded by woods and vineyards and dominates the surrounding countryside and the castles of Tornano and Lecchi. Gaiole with all shops, facilities and restaurants is only 5 kms away. Siena is at 23 kms, Firenze is at 55 kms and Roma is at 220 kms. The house has a lot of open space surrounding it and a 6 X 12 meter swimmingpool. Close to the house is a covered car park. The house has a paved courtyard in front with two covered areas with tables for eating outside.

Across the house courtyard is a low building where wood for the fireplaces is kept and where the house heating and water systems are located. This building also offers a complete bathroom with shower and washingmachine. In front of this building is a spacious fully furnished lawn with deck chairs and canopy umbrella. The garden furniture is kept in one of the ground floor rooms to which guests have access.

On one side of the house, at ground floor, near the steps to the pool, and up two steps from the garden, is a separate spacious (30 sqm) suite with double bedroom, sitting area, and en suite bathroom with washbasin, shower stall and WC. There is no internal connection between the suite and the rest of the houses as it is the result of the transformation of an ancient storage room. The suite remains closed when the house is offered in the version for 8 persons.

Private entrance to the house is from the front courtyard up an internal flight of pietra serena stairs onto a small landing. On the right of the landing is the fully equipped livable kitchen with mixed range, oven, fridge with freezer, dishwasher and American coffee machine. On the left of the landing is the dining room with panoramic windows and door to a set of terracotta steps that lead up to the colombaia tower room with twin beds. In front of the landing is the living room with fireplace and doors to the sleeping area of the house. On the right of the living room is a door to a hall that connects to the master bedroom and to a large complete bathroom with two washbasins, bathtub and shower attachment. On the left of the living room is another door to a hall that connects to two double bedrooms and to a complete bathroom with shower. The beds in both of these bedrooms can be separated into twins on request.

The house is beautifully furnished and offers terracotta floors, whitewashed walls and wood beamed ceilings. Central gas heating will be charged at current cost at time of usage according to liter consumption (approximately Euro 2 per liter) and wood costs Euro 50 per week if used. There is a rechargeable cellphone that can be provided by the keyholders, a barbecue, satellite TV with DVD/CD player, baby cot and high chair, and maid service is available on request. Some cooling fans are provided in the house. The house has WIFI.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 2.190,00	€ 2.190,00	€ 3.040,00	€ 3.475,00
American Dollar	\$ 2.450,00	\$ 2.450,00	\$ 3.400,00	\$ 3.890,00

[Go back](#)

CASITA

[Homepage](#) > Casita



Services: Independent Villa, Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: PIANELLA

Province: SI

Persons: 2 / 0

Description - R.C. 070601 - 36 MQ

Kitchen/dining room - veranda/living room - 1 double bedroom - 1 bathroom

This delightful independent cottage is situated in a private corner of a magnificent and spacious garden surrounding the main Villa where the owners live. Located in a hilly area of the Chianti, Siena is only 9 kms away with all shops and facilities and easily reached by comfortable asphalt roads. The COOP near the train station in Siena is suggested for your primary shopping and across from the station is a mall with another supermarket and various shops worth visiting. 2 kms from the estate is a hamlet that has an ancient Church, a restaurant and a basic food shop.

The garden also offers a swimming pool of unusual shape: it is 15 meters long, 3.50 meters wide and 1.50 meters deep. It is shared with the owners who are a cosmopolitan couple that also speak English and German. She is a painter and teaches painting techniques and is a very sunny and cheerful person, willing to help guests organize day trips and visits to the local points of interest, and to direct guests to the good restaurants and shops. She is also willing to accompany guests as guide to visit Siena and its museums and art galleries.

The owner together with a gardener impeccably cares for the garden and the shrubs and greenery completely hide the main house from the small cottage, providing total privacy and quiet. The garden hosts a variety of trees and flowering plants that the owner is more than willing to describe to interested guests.

The pool area also has private areas and a covered pavilion so that privacy is guaranteed. The estate is totally fenced in to afford maximum privacy. Guests have a private parking area just outside of the fenced in area at the rear of the garden, which is reached by a good dirt driveway that borders with a vineyard. From the parking area, access to the garden and to the cottage is through a private gate.

Near the cottage is a beautifully constructed chicken coop that is completely fenced in and hosts a few examples of rare and precious international chicken breeds that the owner raises for her own pleasure and they too have a delightful little house inside their space.

The external garden immediately surrounding the cottage is completely furnished and beautiful trees providing shade even in the hottest of summers cover one part. Private access to the cottage is through a glass veranda/conservatory that is generally used as living room by guests. Through an open passageway from the veranda is the dining room with the kitchen occupying one entire wall. The kitchen is fully equipped with gas range, electric oven, large fridge with freezer, dishwasher, washing machine and stainless steel washbasin and counter top. The dining table is set under a side window that opens onto the garden.

An open passageway leads down two steps from the dining room into the double bedroom with French bed. There is also a standing fan in this room. A door in the bedroom opens into the complete bathroom with washbasin, spacious shower done with crystal doors and Bisazza tiles, and WC. There is a delightful window inside the shower that faces outside.

The cottage has a fresh and immaculate feel to it, dominated by the white walls and the vivid colours of the owner's paintings that adorn the walls. The floors are in cotto and the apartment is luminous, impeccably furnished and cosy. We think it is the ideal house for honeymoon couples. Central gas heating is included in the price. The cottage has WIFI.

[Go back](#)



Services: Independent Villa, Swimming pool, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: GAIOLLE IN CHIANTI

Province: SI

Persons: 6 / 0

Description - R.C. 070701 - 120 MQ

Kitchen - dining room - living room - 3 double bedrooms - 3 bathrooms

This delightful independent farmhouse dates back to 1592. The house is in a beautiful position with a wonderful view dominating the surrounding countryside, and is situated at the outskirts of a Chianti village with basic shops and great restaurant. Lecchi with basic shops is at 1.5 kms, Gaiolle in Chianti with all facilities is at 5 kms, Radda in Chianti is at 10 kms and Siena is at 18 kms. Horses can be hired nearby.

The property is completely fenced in and offers private parking, furnished garden spaces, and a delightful paved terrace in front of the house. There is a wood burning oven for baking bread and pizza at the side of the house, a barbecue, and a large covered and furnished terrace at the rear. There is a beautiful 6 X 12 meter swimming pool for exclusive guest use, equipped with hot and cold external shower and a small fridge in the pool utilities room. The caretaker has access to the grounds and pool for maintenance.

Main private entrance is through a furnished, covered loggia, up one step, into a hall. To the right is a staircase leading to the first floor

bedroom with French bed and complete ensuite bathroom with shower. The bedroom has no door to it, but privacy is provided by a thick curtain. It is delightfully furnished and quite cozy.

Down two steps from the entrance hall is the dining room with beautiful open hearth fireplace. From the dining room a hallway leads to the other rooms on this floor. There is an open archway between the kitchen and the living room. To the left of the dining room, a short flight of steps leads down to the spacious, luminous living room which is surrounded on three sides by large panoramic windows that face the outside olive groves. There is a satellite TV, CD player with stereo and DVD in this room. The house has WIFI.

The hallway instead, leads from the dining room to the rest of the house. The first door on the right is to the spacious kitchen that is complete with gas range, electric ventilated oven, microwave, dishwasher, toaster, electric kettle, and fridge with freezer. A glass paned door in the kitchen opens to the side of the house where there is a furnished terrace that is ideal for enjoying one's meals while looking at the countryside. It is fully furnished and has steps leading down to where the wood oven and the barbecue are located.

Proceeding down the hall, to the right is a complete bathroom with shower stall. At the end of the hall are two doors, each to a beautiful double bedroom. The beds cannot be separated in either room, but a single bed can be added to one of them, always maintaining a total of 6 persons in the house. Always at the end of the hall and across from the bathroom is the door to another complete bathroom, also with shower stall.

The house is very comfortably furnished in good taste and respects the typical Tuscan architecture with wood beamed ceilings, cotto floors and walls that are either whitewashed or with stone on sight. There are several antique pieces in the house. The bedroom windows have mosquito screens. Central heating and wood for the fireplace and oven are payable on consumption together with electricity. There is a washing machine, a baby cot, ironing equipment and the bathrooms are equipped with hair dryers.

Price Lists	01/01/20 - 25/04/20 07/11/20 - 19/12/20	25/04/20 - 30/05/20 12/09/20 - 07/11/20 19/12/20 - 02/01/21	30/05/20 - 20/06/20 29/08/20 - 12/09/20	20/06/20 - 29/08/20
Euro	€ 2.110,00	€ 2.400,00	€ 2.770,00	€ 3.690,00
American Dollar	\$ 2.360,00	\$ 2.690,00	\$ 3.100,00	\$ 4.130,00

[Go back](#)

CASA DUPRE'

[Homepage](#) > Casa Dupre'



Services: Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: SIENA

Province: SI

Persons: 2 / 0

Description - R.C. 080401 - 45 MQ

Kitchen/dining room - living room with double sofa bed and study corner - 1 bathroom

Charming Studio Apartment with great views for 2 people in the historic city of Siena, located in the central pedestrian area and just a few steps from "Piazza del Campo", where every year the famous horserace "Il Palio" takes place. It is in Via Duprè, in the medieval district of the "Onda" Contrada, and during the Palio weeks, the street is very picturesque, all decorated with white and blue flags. This apartment is on the first floor of an ancient building and has 2 windows looking out onto the countryside to the south of Siena.

Private access to the apartment is from the Via Duprè, up a flight of stairs to a landing with three doors. The private entrance on the 1st floor (no stair lift) is into a bright and large open space room. There is a luminous and comfortable dining room with huge table and amazing countryside views that also space over the rooftops of the old town. The kitchen occupies the wall on one side and is complete with oven, large fridge with freezer, dishwasher and washing/drying machine, besides the usual kitchen robots including microwave oven, toaster, mixer and American coffee machine. Through the dining area is the living room with king size double sofa bed, and a reading and writing

corner with TV. A door in the living room opens into the complete bathroom with shower stall.

It is well equipped (air conditioning, wifi, TV, baby cot and central heating) and it has been recently restored. It has high, beamed ceilings, and the interiors are beautifully and elegantly furnished with the walls hand-decorated by a local artist. During the winter, central gas heating is charged at 50 Euros per week and there is a 30 Euro final cleaning fee. Apart from the paid parking, not too far away at the Porta Tufi is a public free parking area.

The area is safe and quiet, and all the most important touristic attractions can be easily reached on foot: within a few minutes walk are the famous Piazza del Campo, the Town Hall Tower (Torre del Mangia), the Piazza del Mercato with the "Tartarugone", the Synagogue, the Cathedral, the main art museums, the Accademia Chigiana (where classical music concerts take place during the year), the Theaters (Rinnovati and I Rozzi) and the main shopping streets. Everything you might want: grocery stores, restaurants, bars, artisan shops are within easy walking distance in our typical characteristic neighborhood.

Siena, in the heart of Tuscany, is a great place to use as a base for exploring the surrounding areas. There are very efficient local bus lines connecting to all the major historic cities nearby, such as San Gimignano, Montalcino, Pienza, San Quirico d'Orcia and Asciano, just to name a few! The main Tuscan art cities such as Florence, Pisa, Volterra as well as the Chianti Wine Region are within easy access by car or public transportation. And in about 1 hour's drive you can reach the wonderful seaside of the Tuscan archipelago and the historic Talamone in the Maremma Grossetana that was the harbor of Siena in the past.

If you have the chance to visit Siena in the Summer, remember that on the 2nd of July and on the 16th of August the special Palio horse race is held. The Palio is a historical tradition strictly connected with the origin of the Contradas of Siena (districts/guilds into which the town is divided). Piazza del Campo is used for the horse race and the whole square is amazingly transformed for the pre race trials and for the race itself.

This traditional popular festivity lasts four days: from June 29 to July 2 and from August 13 to 16 and the evening before the races, people eat outside, as each contrada (within its confines) holds a sumptuous banquet to "rehearse" their surefire victory celebration (Cena della Prova Generale). The apartment is in the Contrada called "ONDA" (Wave); and its logo and coat of arms is a swimming dolphin wearing a crown, and its colours are white and blue.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 545,00	€ 545,00	€ 545,00	€ 545,00
American Dollar	\$ 610,00	\$ 610,00	\$ 610,00	\$ 610,00

[Go back](#)

Residential complex "GLI INCROCIATI"

GLI INCROCIATI - This ancient building in "Leopoldine" stile completed restoration a few years ago. The main structure is divided into three separate units. The property is entirely fenced in to afford maximum privacy and is set in a magnificent position. A secondary asphalt road that runs at the border of the property reaches it. There is an above ground 4.3 x 10 meter swimming pool for guest use in the garden. All shops and facilities, including public tennis court, are in Sovicille at 8 kms. Siena is at 18 kms, Monteriggioni is at 25 kms, and there is a bus line that runs hourly at 5 kms from the property.

The estate is ideal for taking walks in the countryside and woodlands. Horses can be hired 3 kms away. The area where Gli Incrociati is located, is rich with history and witness are the innumerable churches, abbeys and buildings that are primarily Romanesque, with some dating back to Etruscan origins. The area had several Etruscan settlements that eventually gave birth to the towns and residual architectural traces can be seen in many of the more imposing buildings.

Private access to the property is through a wrought iron gate that leads to the parking area. The three units are situated in the two main structures, with private ground floor entrances and relative private, furnished garden spaces in addition to the common garden areas. There is a ping pong table and an area with volley ball net. The ground in front of the house that runs past the pool and up to the woodlands is occupied by a large grassy lawn.

The building was carefully restored with total respect to its original design and materials. The finishings are tasteful reproductions of the original works. Most of the ceilings boast wood beams and the floors are all in handmade terracotta tiles. The walls in the various rooms have been painted in soft pastels with decorations running along the ceilings and walls in the original style of the building.

There is a telephone, two baby cots, satellite TV, central heating that is charged at a daily rate, together with firewood, an outdoor barbecue and a laundry room with two washing machines, two dryers, and ironing equipment. Maid service is available on request. The house is impeccably furnished with high quality pieces and antiques. Pool towels are included in the price. For clients who book two weeks, a typical Tuscan dinner is included in the price. There is WIFI inside apt Gaia and outside for the other apartments.

Because of popular request over the past couple of years, the ground floor utilities rooms under apartment Gaia have been transformed during 2007 into a modern professional chef's kitchen which is totally equipped to cater to large groups and a professional chef is available both to cook for the guests and also to hold cooking courses. Next to the kitchen is a large 60 SQM dining hall with access to 3 service bathrooms, including a facility for the handicapped. For quotes and further information, please ask your travel agent. This area is for exclusive use by our guests. When the apartments are occupied, it remains closed. Meals can also be prepared and served directly in each apartment should guests prefer additional privacy.

The rental offer of Gli Incrociati is divided into three separate solutions, all of which are designed to provide our guests with exclusive use of the facilities and complete privacy. The first basic offer, that is available all season with the exception of the months of July and August (27/6 - 29/8) is apartment Gaia sleeping 10 persons. If you book this apartment, the other two apartments, Valentina and Camilla remain closed.

The second rental offer is composed of apartments Gaia plus Valentina, and is offered all season through, sleeping a total of 18 persons. In case this is your choice, then apartment Camilla remains closed.

The last rental offer is composed of all three apartments, Gaia plus Valentina plus Camilla together and sleeps a total of 22 people.

In order to separate the descriptions of the apartments, we have listed Gli Incrociati as a residential complex, and each apartment is described separately in our texts. To view the complete offer, please look at the version that includes the entire complex, so that you can see the descriptions and the photos relative to each apartment.

GAIA



Town: SOVICILLE

Province: SI

Persons: 10 / 0

Description: R.C. 090101 - 200 MQ



Kitchen - living/dining room with kitchen niche - 3 double bedrooms - 2 twin bedded rooms - 5 bathrooms

This apartment has its private access (facing Southwest) at ground floor from the front of the building facing the garden and swimming pool. In front of the entrance is a paved terrace that leads, through an open arch, into a covered, furnished loggia with artesian well and an iron gate opening onto the stairs that lead to the first floor where the apartment develops. There are doors in the loggia that lead to the kitchen and dining hall described in the main text and that remain closed if not in use.

At the top of the original stone stairs is a second, covered and furnished loggia (45 sqm) that is identical to the one at ground floor, except for the peaceful view it provides over the surrounding countryside. There are three doors in the loggia that open into the two wings of the apartment. A first door on the left leads into the liveable kitchen with kitchen niche that is fully equipped with gas range, oven, microwave, dishwasher and fridge with freezer. There are two windows in the kitchen overlooking the garden. A door in the kitchen opens onto a hallway.

Doors in the hallway lead to: a double bedroom with, up one step, an ensuite private bathroom complete with shower stall, a twin bedded room (down one step from the hallway with beds that can be connected on request), with up one step, ensuite complete bathroom with shower stall. A second door in the loggia opens into a beautiful spacious (44 sqm) room that was originally the kitchen and heart of the entire building. It is now an open-plan room with formal dining area and living room with large, walk-in fireplace.

In a niche at one side of the fireplace is a small kitchen area with gas range, Carrara marble sink, and fridge with freezer. The third door in the loggia opens into a hallway. The doors in this hall lead into: a double bedroom with canopy bed and ensuite complete bathroom with shower stall, a second double bedroom with ensuite complete bathroom with shower stall, and a twin bedded room (the beds can be united on request) with ensuite complete bathroom with shower stall.

GAIA + VALENTINA



Town: SOVICILLE

Province: SI

Persons: 18 / 0

Description: R.C. 090102 - 335 MQ



Kitchen - dining room - living room - 4 double bedrooms - 4 bathrooms

This apartment has its private access (facing Northeast) at ground floor. Private entrance is into a landing that faces the stairs leading to the first floor. To the left of the landing is the liveable kitchen with fireplace. The kitchen is fully equipped with gas range, oven, dishwasher and fridge with freezer. Up two steps from the kitchen is the formal dining room. A door in the dining room opens into a small landing that leads, down three steps, to an open passageway with door to a bathroom with washbasin, WC and shower niche. To the right of the landing is a utilities room created under the staircase.

Through the landing is the spacious and comfortable living room that is divided into two sections by an open brick arch. The ceiling of the living room is vaulted and boasts designs made with the brickwork. A door into the living room opens outside onto a private, furnished, and covered terrace that faces the garden and swimming pool. The terrace is protected by the walls of the building on two sides, rendering it private and ideal for enjoying one's meals "al fresco". Up one step in the living room is an open passage that leads back to the entrance landing.

The internal travertine staircase leads to the first floor. On the left, up one step and through an open arch, is a hallway with three doors. The first leads, up one step, to a complete bathroom with shower stall. The second leads into a double bedroom, and the third leads into a spacious double bedroom with, up one step, a complete ensuite bathroom with shower stall. The bed can be separated into twins on request. On the right of the stairs and again through an open arch, is another hall with three doors. The first opens into a bathroom with washbasin, WC and shower stall. The second opens into a double bedroom, and the third opens into another spacious double bedroom with bed that can be separated into twins on request.

GAIA + VALENTINA + CAMILLA

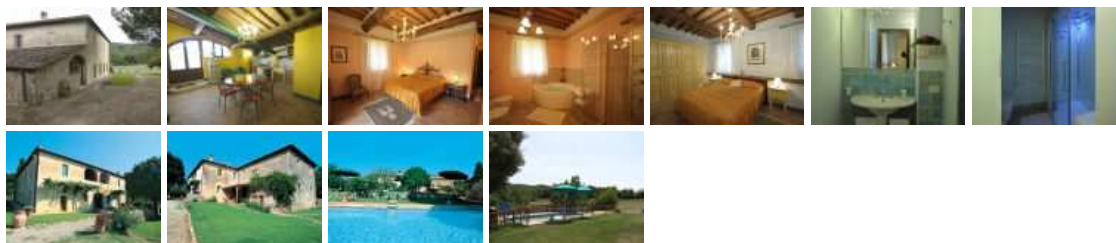


Town: SOVICILLE

Province: SI

Persons: 22 / 0

Description: R.C. 090103 - 400 MQ



Kitchen corner - living/dining room - 2 double bedrooms - 2 bathrooms

This ground floor apartment has its access from the side of Gaia that is closest to the entrance gate. Private entrance is into a spacious living/dining room with complete kitchen corner.

Through a hall are the doors to two double bedrooms, each with private complete bathroom: one has a whirlpool bathtub and the other has a shower with sauna and hydro massage. It is furnished in the same impeccable style as the two larger apartments.

Price Lists	01/01/20 - 21/03/20 07/11/20 - 19/12/20	21/03/20 - 23/05/20 03/10/20 - 07/11/20	23/05/20 - 27/06/20 05/09/20 - 03/10/20 19/12/20 - 02/01/21	27/06/20 - 05/09/20
Euro	€ 6.560,00	€ 8.125,00	€ 9.685,00	€ 12.190,00
American Dollar	\$ 7.350,00	\$ 9.100,00	\$ 10.850,00	\$ 13.650,00

TORREINPIETRA

[Homepage](#) > Torreinpietra



ancient farmhouses. There is a comfortable sofa bed in the living room and satellite TV. A door in the living room opens outside and from there, up a few steps is one of the garden spaces with beautiful trees and lawns. Two more doors in the living room open: one into a bathroom with washbasin, shower stall and WC, and the second into a utilities room with washing machine. Next to the fireplace, and up one step, is a staircase leading to the upper floor sleeping section of the house.

At the top of the stairs is a hallway with three doors. The first opens into a double bedroom with large window and wonderful views. There is a combination safe in the wardrobe. The second door opens into a twin bedded room (the beds can be united on request), and the third door opens into a complete bathroom with shower stall. The bedrooms are fitted with parquet floors, while the rest of the house is done in cotto and the ceilings offer wood beams that are typically Tuscan. The house is luminous, very carefully furnished to assure maximum comfort, and totally peaceful. There is a baby cot, maid service on request, and central gas heating. Gas is payable on consumption during heating season together with firewood. Internet access is provided.

Services: Independent Villa, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: SOVICILLE

Province: SI

Persons: 4 / 5

Description - R.C. 090201 - 80 MQ

Kitchen corner - living/dining room with sofa bed - 1 double bedroom - 1 twin bedded room - 2 bathrooms

Delightful independent house that is situated in a panoramic position dominating the soft hills. It is the result of the careful restoration of an ancient tower that completed works in 2002. The tower is on a small agricultural estate and the owners occupy the main farmhouse some 50 meters away. The tower has its own private furnished gardens, barbecue and parking. The rest of the spacious grounds are shared with the owners who are a family of friendly adults. The design of the gardens is such that both houses enjoy their privacy. At 300 meters from the house is the bus stop that connects to Siena. It runs four times daily. At 1 km is a basic food shop and bus stop with regular run in to Siena, while 4 kms away are the towns of Rosia and San Rocco a Pilli with all facilities. Siena and the superstrada connecting Siena with Firenze are at 6 kms.

Main private entrance to the tower is up two steps, through a panoramic arched portal, directly into the living/dining room with kitchen corner and fireplace. The kitchen, which is very modern, is fully equipped with gas range, ventilated oven, fridge with freezer and dishwasher. The large rustic dining table brings back memories of

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 935,00	€ 935,00	€ 935,00	€ 935,00
American Dollar	\$ 1.050,00	\$ 1.050,00	\$ 1.050,00	\$ 1.050,00

[Go back](#)

Residential complex "QUARANTALLINA"

QUARANTALLINA - Small agricultural estate situated south of Siena. The property is on a hilltop and dominates the surrounding soft hills of the Val d'Arbia with a 360-degree view. Buonconvento with all facilities, shops, restaurants, bus line to Siena and railroad station is at 4 kms. Montalcino is at 13 kms, Siena is at 25 kms, Firenze is at 85 kms and Roma is at 200 kms. Murlo with its Etruscan museum, Monteoliveto Maggiore, San Giovanni d'Asso, San Quirico d'Orcia and Pienza are all within a 30-minute drive of the farm. The property itself is reached by about 2 kms of dirt track in good condition.

The nucleus of the property consists of two structures: the main farmhouse that is divided into three apartments (this is where Appaloosa and Paint are located), and a separate barn (Quarter). Gardens and lawns surround the houses and there is a shared bean-shaped swimming pool that measures 6 X 14 meters (1.6 meters deep). Near the pool is a delightful pond with ducks and geese.

The young owners are very friendly and they occupy one of the apartments in the main farmhouse year-round. The lady of the house speaks French, English and German and can assist guests with day trips in the region. Her husband, who is an artist, cares for the land personally. He loves horses and has them on the property: the names of the apartments come from his love of American horses.

The main farmhouse also has three suites that can be rented in addition to the apartments. Should you be interested in renting one of the suites, please contact your agent for prices. The suites are composed of spacious double bedrooms (one of them has a third bed and fireplace) with ensuite complete bathrooms with shower stalls. There is also a common room for use by the suite guests.

The owners can organise breakfasts and rustic dinners for guests who request them. Dinners cost 30 Euros per person all-inclusive. Each apartment has satellite TV, washing machine and central gas heating. WIFI is available on the estate. Gas is payable on consumption together with firewood, and there is a baby cot. The apartments are comfortably furnished and original in style and boast wood beamed ceilings and cotto floors. The owner will also rent horses by the hour for rides in the surrounding countryside and he can lead guests on excursions.

APPALOOSA

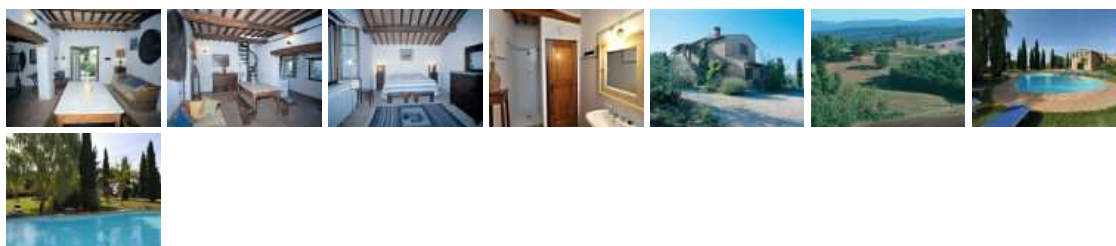


Town: BUONCONVENTO

Province: SI

Persons: 4 / 5

Description: R.C. 110101 - 80 MQ



Kitchen - living/dining room - 1 double bedroom with extra bed - 1 twin bedded room - 1 bathroom

Ground floor apartment with access from its private furnished garden space at the base of the external stairs that lead to the first floor in the main farmhouse. Private entrance is up one step directly into the living/dining room. To the right of the living room down one step is the kitchen with panoramic windows.

The kitchen is fully equipped with gas range, fridge with freezer, separate electric oven, toaster and American coffee machine with filters. To the left of the living room, through an open passageway is a landing with door on the left to a complete bathroom with shower and washing machine.

A door in the living room always to the left opens into a twin bedded room (the beds can be united on request). At the end of the living room, a spiral staircase (40 cms wide) leads to the upstairs double bedroom with extra bed. There is a final cleaning fee of Euros 50,00.

Price Lists	01/01/20 - 11/04/20 02/05/20 - 09/05/20 12/09/20 - 26/12/20	11/04/20 - 02/05/20 09/05/20 - 04/07/20 29/08/20 - 12/09/20 26/12/20 - 02/01/21	04/07/20 - 29/08/20	
Euro	€ 600,00	€ 750,00	€ 930,00	-
American Dollar	\$ 670,00	\$ 840,00	\$ 1.040,00	-

PAINT



Town: BUONCONVENTO

Province: SI

Persons: 3 / 0

Description: R.C. 110102 - 60 MQ





Kitchen corner - living/dining room - 1 double bedroom - 1 single bedroom - 1 bathroom

This apartment has its access at ground floor at the back of the main farmhouse from its private, furnished garden space. Private entrance is through a panoramic glass door directly into the living/dining room with kitchen corner. The kitchen is fully equipped with gas range, fridge with freezer, separate electric oven, toaster and American coffee machine with filters.

On the right of the living room is a spiral staircase (40 cms wide) that leads to the upstairs double bedroom. On the left in the living room and up two steps is a landing with door to the complete bathroom with shower and washing machine. Across from the bathroom and up one step is the door to a single bedroom. There is a final cleaning fee of Euros 40,00,

Price Lists	01/01/20 - 11/04/20 02/05/20 - 09/05/20 12/09/20 - 26/12/20	11/04/20 - 02/05/20 09/05/20 - 04/07/20 29/08/20 - 12/09/20 26/12/20 - 02/01/21	04/07/20 - 29/08/20	
Euro	€ 500,00	€ 680,00	€ 820,00	-
American Dollar	\$ 560,00	\$ 760,00	\$ 920,00	-

QUARTER

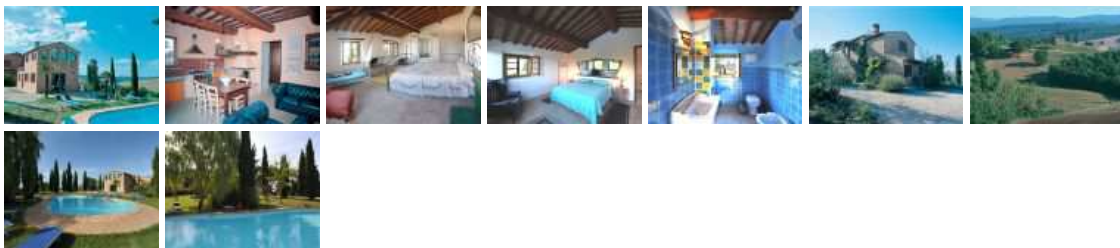


Town: BUONCONVENTO

Province: SI

Persons: 6 / 0

Description: R.C. 110103 - 120 MQ



Kitchen corner - living/dining room - 3 double bedrooms - 3 bathrooms

This totally independent apartment occupies the separate barn and develops on two floors. Main private entrance is at ground floor into the living/dining room with kitchen corner and fireplace. The kitchen is fully equipped with gas range, gas oven, fridge with freezer, washing machine, toaster and American coffee machine with filters. In the living room, two doors open into two double bedrooms with complete ensuite bathrooms with showers.

A staircase leads from the living room to the first floor where the third double bedroom is located. This bedroom also has its private ensuite complete bathroom with shower. The barn has a spacious furnished garden. There is a final cleaning fee of Euros 60,00.

Price Lists	01/01/20 - 11/04/20 02/05/20 - 09/05/20 12/09/20 - 26/12/20	11/04/20 - 02/05/20 09/05/20 - 04/07/20 29/08/20 - 12/09/20 26/12/20 - 02/01/21	04/07/20 - 29/08/20	
Euro	€ 930,00	€ 1.040,00	€ 1.315,00	-
American Dollar	\$ 1.040,00	\$ 1.160,00	\$ 1.470,00	-

MULINO ARRIGHI

[Homepage](#) > Mulino Arrighi



Services: Independent Villa, Swimming pool, Telephone Available, Central Heating, Local Produce for Sale, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: CASTELNUOVO DELL'ABATE

Province: SI

Persons: 8 / 0

Description - R.C. 110401 - 220 MQ

Kitchen - living/dining room - living room - 3 double bedrooms - 1 twin bedded room - 3 bathrooms

Beautiful independent Villa obtained from the total restoration of a grain mill that dates back to 1606. The origins of the mill are uncertain but it was probably in operation in the same period that the Abbazia di Sant'Antimo was built, and provided flour to the Abbey monks. Shops and restaurants are at 1.5 kms, while Montalcino, famous for its Brunello wine, is at 9 kms. Siena is at 57 kms and Firenze is at 120 kms. The mill looks like it was taken directly from a book of fairy tales: the little arched bridge, the water flow ditch, and many minor details have been restored with punctilious care. The private 7 X 10 meter swimming pool is the only external modern feature and it has been set into the original mill course above the structure. The mill is reached by a dirt track that leads through a gate opening onto the parking area. From there, there is a walkway leading to the house. The property is partially fenced in to afford privacy and has olive groves, fruit trees and woodlands. The position is very peaceful and private. The mill is in a green valley surrounded by soft hills.

The house develops on various levels. Main private entrance is down a short flight of stone steps through a paved, furnished terrace directly into the spacious open plan living/dining room with fireplace and satellite TV. Columns divide the living room from the dining area. A note of interest is a glass inset in the living room floor that overlooks the flow stream of the mill below. Next to the fireplace, is a door that leads up two steps into the spacious, modern kitchen that is fully equipped with gas range, electric oven and dishwasher. To the left of the kitchen is a door opening outside onto a paved, covered terrace furnished with barbecue, table and chairs. It is ideal for enjoying one's meals in the summer breeze. A door on the right of the kitchen opens into a large pantry where the fridge with freezer is located. A door in the pantry opens onto a hallway. Up one step, is the door to a spacious complete bathroom with shower. A second door opens into a large utilities room with washbasin and washing machine. This is where the garden furniture is also stored during the winter.

Continuing along the hall, down one step, one returns to the dining room, on the opposite side of the fireplace. From here, always in the dining room, a beautiful brick staircase leads to the first floor and opens directly into a second living room with fireplace. On one end of the living room is the door to a double bedroom, with complete ensuite bathroom with shower. Another door on the opposite side of the living room opens into a spacious bathroom with toilet, washbasin, and shower. A third door in the living room leads down to steps to a double bedroom. A door in this bedroom opens outside onto a wooden ramp leading to the lawn next to the pool. Next to the staircase is a second set of fairly steep stairs that leads up to the second floor landing. Two doors, opposite each other, on the landing open into a double bedroom and into a twin bedded room with beds that can be united to turn it into a double bed. There is a baby cot available to be put in one of these bedrooms.

The mill reflects typical Tuscan architectural styles with wood beamed ceilings, cotto floors and an alternation between white washed walls and stone on sight. The mill is very well furnished in Tuscan style and rental price includes firewood and maid service once weekly for two hours. The study and the bedrooms have individual A/C and it has a separate meter. Electricity used for airconditioning will be paid separately. There is a telephone for guest use, WIFI (both inside and outside), stereo with CD player, and a cook is available on request. There is a gardener who has access to the grounds and pool for maintenance. The owners produce Brunello di Montalcino wines and will offer guests visits of the cellars on request.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 4.640,00	€ 2.815,00	€ 3.515,00	€ 4.640,00
American Dollar	\$ 5.200,00	\$ 3.150,00	\$ 3.940,00	\$ 5.200,00

[Go back](#)

ORNINA

[Homepage](#) > Ornina



small stream that eventually becomes the Arno river, as it descends from its source at Monte Falterona. At Santa Mama is an artisan blacksmith called Caporali that merits a visit. The locality of Stia, nearby, is famous for the yearly Blacksmith Fair and Exhibition that attracts the best blacksmiths from all over the world and visitors from all over Italy. Stia is also famous for the typical "Casentino" fabric, produced there for centuries in the two traditional colours: orange and green. Horses can be hired at Santa Mama, and Arezzo is at 30 kms, while Firenze is at 70 kms.

Access to the house is from the private parking area above. There is a vast lawn that gently slopes to the covered loggia in front of the entrance. The loggia is private and provided with plenty of garden furniture. Down one step from the loggia is the entrance to Ornina, which opens into a hallway.

On the left of the hallway is a corridor with three doors. The door on the left opens into a complete bathroom with shower niche. A door in the middle opens, down one step, into a twin bedded room (beds can be united on request). The third door, on the right, across from the bathroom, remains closed. This door opens onto a staircase that leads down to the lower section of the house that is reserved by the owners for their private use.

From the hallway, down one step, is a landing with stairs leading up to the first floor. To the right of the landing is a small, but complete bathroom with shower stall, while straight ahead is the spacious living/dining room with fireplace and door to a small loggia that leads down an external flight of steps to the rear garden. This garden is connected to the front of the house by an external flight of stone steps. Next to the fireplace are two doors: one opens into a double bedroom, while the other opens into the spacious, livable kitchen that is fully equipped with mixed range, gas oven, fridge with freezer, dishwasher and washingmachine.

The stone steps that lead up from the landing to the first floor, terminate in a hallway. Up two steps on the left is a modern, complete bathroom with both bathtub and shower. Next to the bathroom is a twin bedded room. To the right of the hall is a double bedroom. The house is comfortably furnished with a combination of antique and modern pieces. There is a telephone for incoming calls, satellite TV, a baby cot, high chair, a barbecue, and central heating. Gas is payable on consumption during heating season together with firewood.

Services: Swimming pool, Telephone Available, Central Heating, Local Produce for Sale, Domestic animals are NOT allowed.

Town: AREZZO

Province: AR

Persons: 8 / 0

Description - R.C. 120101 - 240 MQ

Kitchen - living/dining room - 2 double bedrooms - 2 twin bedded rooms - 3 bathrooms

Large farmhouse of ancient origins that is situated at 430 meters above sea level on the Appennino Aretino mountains. The house is part of a hamlet composed of 3 farmhouses that all belong to the same family of owners. It is surrounded by beautiful woods and dominates the surrounding countryside. There is a 6 X 12 meter swimmingpool 100 meters from the house which is for shared use with the occupants of the other apartments. Ideal for those who wish to live in contact with nature and take long walks, the house is also strategically positioned for visits to places of cultural interest.

La Verna, with its monastery and natural spring waters, Poppi and its castle and golf course, Vallombrosa, Camaldoli and the Riviera of Romagna are all within easy reach. 500 meters past Ornina is a public telephone, while Salutio with basic shops is at 1.5 kms. Talla offers all shops and most facilities, including public tennis courts and swimming pool at 5 kms.

Rassina is at 10 kms, also with all facilities, and sits at the side of a

[Go back](#)

SANTA MARIA NUOVA

[Homepage](#) > Santa Maria Nuova



with shower and small window, another is to a very nice kitchen that is fully equipped with gas range (3 hobs), separate oven, small fridge set under the countertop, and raised fireplace for grilling. The wall tiles behind the range are originals from the 1700's. The third door opens onto the front lawn. A door in the kitchen also opens onto this lawn. A door in the living area, completely opposite from the kitchen door, and near the staircase to the first floor, leads into a single bedroom with small window.

At the end of the living room is the staircase leading up to the first floor. This upper section of the house was recently restored. At the top of the stairs is an open study with double sofa bed and door to an outside landing with three steps that lead down to the upper level garden facing the front of the church.

From the study, a hall with the original stone in view, leads to doors opening into a complete bathroom with shower stall, into a twin bedded room and into a double bedroom at the end of the hall. All have windows overlooking the front lawn.

The house is very charming and comfortably furnished, boasting cotto floors and woodbeamed ceilings. Beautifully finished with antique doors and other decorative elements such as stone door frames and antique wall light fixtures, the house also offers satellite TV, DVD, and stereo CD player. There is a fast internet connection with Wi-Fi and internet phone. Two baby cots and a high chair are available on request. Central heating is payable on consumption together with fireplace wood. There is internet in the house with ADSL, WFI and internet phone for guest use.

Near the main house is a recently restored cottage that hosts a small laundry with stone sink, washing machine and an extra fridge that is available for guest use. The garden furniture is also stored here. The owners can organise visits to local wine cellars with tastings of wines and of typical local products.

Services: Independent Villa, Telephone Available, Central Heating, Wi-Fi, Domestic animals are NOT allowed.

Town: CORTONA

Province: AR

Persons: 5 / 7

Description - R.C. 120201 - 135 MQ

Kitchen - living/dining room - passage room with double sofa bed - 1 double bedroom - 1 twin bedded room - 1 single bedroom - 2 bathrooms

Independent, ancient farmhouse situated in a unique position at the base of a beautiful Church. The house is surrounded by its spacious, equipped private grounds with views in all directions over the magnificent countryside. Cortona is within walking distance and offers all facilities. Public pool and tennis are in Camucia.

There are 20 kms to lake Trasimeno, 35 kms to Montepulciano, 30 kms to Arezzo, 45 kms to Chianciano Terme, 53 kms to Perugia, 80 kms to Siena and Orvieto, 110 kms to Firenze and 190 kms to Roma. Golf green is in Bettolle at about 18 kms. Horseback riding is in Cortona.

The house develops on two floors. The ground floor has 3 doors opening onto the furnished front lawn. Main entrance is into a spacious living room with fireplace. An archway divides the living and dining areas.

The dining area has 3 doors: one is to a charming complete bathroom

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.115,00	€ 1.115,00	€ 1.405,00	€ 1.405,00
American Dollar	\$ 1.250,00	\$ 1.250,00	\$ 1.570,00	\$ 1.570,00

[Go back](#)

Residential complex "LA SPINETTA"

LA SPINETTA - Magnificent property that is part of a modern farming estate at 6 kms from lake Bolsena. The area is very interesting both from the natural and archaeological perspectives. The newly instituted archaeological park that also encompasses the estate includes Sorano, Sovana and Pitigliano - Sorano has been nominated by UNESCO as a probable protected city of world interest. Other interesting sites in the immediate surroundings are Vulci, Tarquinia, Ferentium, Civita di Bagnoregio and the thermal spa of Saturnia. All shops and facilities are at 1.5 kms. Acquapendente is at 7 kms, Orvieto is at 25 kms, Viterbo is at 40 kms, The seaside at Montalto di Castro is at 50 kms. Siena is at 100 kms, Roma is at 130 kms, and Pienza, Montepulciano and the thermal spa of Bagno Vignoni are at 45 minutes by car.

The property was completely restored under the direct supervision of the owner, a well-known architect, and is circled by lawned terraces with a beautiful 6 X 12 meter swimmingpool that is surrounded by a small wood of oak trees in a semicircle that protects it from the spring and autumn breezes. All around is the typical countryside so loved first by the Etruscans, and later by the Roman conquerors. There is a covered parking area to one side of the property. The main farmhouse is divided lengthwise into two apartments: Airone and Civetta, both with totally independent entrances on opposite sides of the structure and each with ample private, furnished gardens. Picchio and Pettiroso are located in two separate barns and each has its own separate access and parking space. The pool is for shared use by all 4 units and the owners, who occupy a large farmhouse about 500 meters away.

Particular care has been taken to preserve the original architectural style and is evident in the handmade terracotta used in the floors, the woodbeamed ceilings and the delightful arches in brick and stone. In some cases, the original stone walls have been maintained intact. The combination of the typical poor materials of the area, combined with precious finishing materials and tiles have helped the owner create a rustic, warm atmosphere that is also decidedly elegant. The result is stunning and varied, also due to the use of wrought irons.

There is a central well-equipped barbecue area. The apartments have satellite TVs and cell phones can be provided for guest use. The apartments and the outside areas, including poolside, are equipped with WIFI. A cook is generally available but needs to be booked at least a month prior to arrival, and the same applies for babysitting services. Central gas heating in the houses is payable on consumption together with the firewood. There are 2 baby cots and a high chair.

Airone and Civetta are serviced by a maid that comes twice weekly for 2 hours each time and costs Euro 40 per week. Picchio and Pettiroso have maid service once weekly for 2 hours that costs Euro 20 per week. Maid service is mandatory and must be paid for on arrival together with damages deposit. Additional maid service can be requested from the owners.

On one side of the farmhouse is a wood burning oven for baking bread and pizza. The furnishings throughout the apartments are of high standard with abundant use of wood and comfortable sofas, interspersed with original antique pieces.

CIVETTA



Town: SAN LORENZO NUOVO

Province: VT

Persons: 6 / 8

Description: R.C. 130201 - 160 MQ



Kitchen/dining room - living room - 2 double bedrooms - 1 twin bedded room with two extra beds - 2 bathrooms - WC

Private access to this apartment is at ground floor through a large arched door in glass and wrought iron, up one step into the living room with fireplace, stereo with CD player, and beautiful arched panoramic window overlooking the apartment's private furnished garden. An archway separates the living room from the dining room with beautiful antique table and kitchen that occupies the entire wall and is complete with gas range, oven, fridge with freezer and dishwasher. A door in the dining room opens into a hall with utilities room that stores the vacuum cleaner and ironing equipment. A second door in the hall opens into a service bathroom with washbasin, bidet, WC and washingmachine. From the hall, a terracotta staircase leads to the first floor landing.

To the right of the landing is the door to the master bedroom with beautiful wrought iron bed and private ensuite complete bathroom with shower stall and delightful tile designs. A panoramic glass door in the bedroom opens onto a furnished, private 16 sqm terrace overlooking the pool side of the house. From the landing, a hallway leads to a twin bedded room with a raised mansard where twin beds are located, to a second complete bathroom with shower stall, and to a double bedroom with fixed headboard but with beds that can be separated on request into twins. This bedroom has a wonderful arched window.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.325,00	€ 1.325,00	€ 1.560,00	€ 1.875,00
American Dollar	\$ 1.480,00	\$ 1.480,00	\$ 1.750,00	\$ 2.100,00

AIRONE



Town: SAN LORENZO NUOVO

Province: VT

Persons: 8 / 10

Description: R.C. 130202 - 220 MQ



Kitchen - dining room - living room with double sofa bed - 2 double bedrooms - 2 twin bedded rooms - 3 bathrooms

This apartment occupies the entire wing of the house opposite the pool side. It has a very large, private, furnished garden space and it is entirely bordered by large oaks and acacias offering refreshing shade even on the hottest summer days. In a corner of the garden is the independent structure of Pettiroso. There are two private ground floor entrances to the apartment. The first entrance is up one step into the livable kitchen with fireplace that is complete with gas range, oven, fridge with freezer and dishwasher. The kitchen is separated into two sections by a raised, waist-high working surface.

A passageway in the kitchen leads into the huge 110 sqm, open plan living/dining room that is divided by wonderful brick arches into three sections. In the first section is a casual living area with stereo and CD player, card table, and panoramic wrought iron and glass door that leads back outside to the garden - this is the second apartment entrance mentioned earlier. The second section is the formal dining room.

The third section is the living room proper with beautiful carved stone fireplace and double sofa bed. Back in the kitchen, we have a utilities room with washingmachine, vacuum cleaner and ironing equipment, door to a complete bathroom with shower stall, and entrance to a hallway. A ramp of stone steps leads from the hallway to a first floor landing with door to the beautiful master double bedroom with private, ensuite, complete bathroom with shower stall.

At the base of the stairs in the hall is the door to a twin bedded room. On the side of the kitchen near the passageway into the living room, is a wooden staircase that culminates in a small landing with a hall. The hall has doors to a twin bedded room, to a complete bathroom with shower stall and to a beautiful double bedroom with wrought iron bed. All the rooms are luminous and well-furnished. One of the twin bedded rooms has a raised mansard with two pullout beds in it (only for emergency use). The twin beds in this bedroom can also be connected to turn it into a double on request.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.485,00	€ 1.485,00	€ 1.795,00	€ 2.110,00
American Dollar	\$ 1.660,00	\$ 1.660,00	\$ 2.010,00	\$ 2.360,00

PICCHIO



Town: SAN LORENZO NUOVO

Province: VT

Persons: 4 / 6

Description: R.C. 130203 - 90 MQ



Kitchen niche - living/dining room - 1 double bedroom - 1 twin bedded room - 2 bathrooms

This independent barn is located behind the swimmingpool and is lower with respect to the pool level. This offers protection from the chilly off-season winds and renders it even more private. The barn has a beautiful paved portico that runs along its entire front side and borders with the lawn. The lawn faces the countryside with an uninterrupted view of the natural scenery.

Private entrance is from the fully furnished portico into the spacious, open-plan living/dining room. This room is divided into two sections by a raised stone fireplace that is open on both sides. To the right is the living room with TV, double sofa bed, and panoramic glass door that opens back onto the portico. To the left is the dining room with wall that is entirely occupied by the complete kitchen with gas range, oven, fridge with freezer and dishwasher. A door in the dining room opens into a short hallway with doors to a twin bedded room, to a complete bathroom with shower stall and niche with washingmachine, and to a spacious and comfortable double bedroom with private ensuite, complete bathroom with shower stall. This house is ideal for a quiet holiday or a honeymoon.

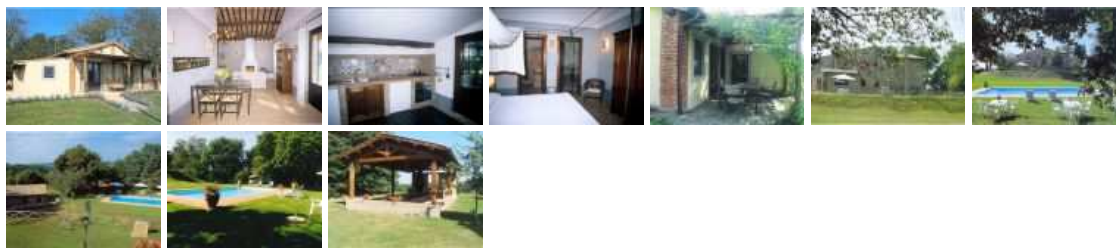
Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 860,00	€ 860,00	€ 1.015,00	€ 1.325,00
American Dollar	\$ 960,00	\$ 960,00	\$ 1.140,00	\$ 1.480,00

PETTIROSSO



Town: SAN LORENZO NUOVO

Province: VT
Persons: 2 / 3
Description: R.C. 130204 - 75 MQ



Kitchen niche - living/dining room - 1 double bedroom - 1 bathroom

Delightful independent house that develops entirely on the ground floor. It completed restoration in 2001 and has its own private garden area. Main entrance is through panoramic glass doors directly into the living/dining room. There is a sofa bed in this room.

An open arch in the dining room leads into the kitchen that is fully equipped with gas range, oven, small fridge with freezer and dishwasher. A door in the kitchen opens onto a private terrace with pergola that is ideal for eating outside. A door in the living room opens into the double bedroom, which, in turn, has a door to the complete bathroom with shower. A second door in the bedroom opens back out onto the terrace. The house is luminous and very comfortably furnished.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 625,00	€ 625,00	€ 705,00	€ 860,00
American Dollar	\$ 700,00	\$ 700,00	\$ 790,00	\$ 960,00

Residential complex "BELVEDERE"

BELVEDERE - Beautiful farmhouse complex that dominates the surrounding countryside with 360 degree views from its raised position. Restoration was completed in 2005 with great care taken to preserve the original structural characteristics, while adding maximum comfort. The property is at the intersection of three regions (Tuscany, Umbria, Lazio) and is reached by a good dirt track that runs at the property border. Basic shopping and some services are at 5 kms in Allerona, and horse stables are also at 5 kms. At 8 kms in Allerona Scalo is the COOP. Fabro with restaurants, Castle and all facilities is at 11 kms.

At Fabro is the entrance to the A1 autostrada which provides easy access to historical and artistic destinations such as: the thermal spa at San Casciano dei Bagni at 20 kms, Orvieto at 25 kms, Lake Bolsena at 30 kms, Lake Trasimeno at 45 kms, Terni at 70 kms, Perugia at 75 kms, Siena at 100 kms, Roma at 120 kms and Firenze at 150 kms. The beach is at Montalto di Castro some 90 kms away, while the rocky coasts of the Argentario are at 120 kms. The area is dotted with small charming towns, hillside hamlets and woodlands that are ideal for excursions.

The farmhouse is composed of two structures that are connected by passages and porticos. It is divided into three units, each with independent access. The apartments are very comfortable and furnished with impeccable taste. The combination of antiques, comfortable sofas and quality finishings give a sense of richness to the whole. Casetta and Biancospino are on ground floor, while More is on the first floor. The owner reserves a room for himself attached to Casetta, with its own independent access, which he uses when present.

The apartments have internet connection, satellite TV, baby cot, high chair, videophones connected to the entrance gate, and central gas heating that is payable on consumption during heating season together with firewood. The garden is entirely fenced in to afford maximum privacy and entrance is with electronic key. There is a car park on one side and a beautiful 7 X 14 meter swimming pool set on a lower level with respect to the farmhouse, but which offers breathtaking views. The pool has hydromassage and is abundantly furnished and next to it is a shower and brick barbecue. These facilities are for shared guest use. A path from the upper garden reaches the pool. Most of the beds can be united or separated into twins on request if notified at time of booking.

All the bathrooms are provided with windows, the floors throughout are in traditional cotto and the bathrooms and kitchens are done in travertine marble. Casetta and More boast wood beams on sight. There is a washing machine in the utilities rooms underneath the farmhouse to which only the maid has access. Guests can give her their linen and she will wash it and, if so requested, iron it. This service will be charged at a small fee. The maid also provides service on request and costs 10 Euros per hour. The caretakers can provide independent catering served to guests in each of the apartments independently.

CASETTA



Town: ALLERONA

Province: TR

Persons: 4 / 5

Description: R.C. 130301 - 65 MQ



Kitchen/dining room - living room - 2 double bedrooms, 1 with extra bed - 2 bathrooms

This apartment is reached from the car park, up a few steps and along a paved path. Main entrance is into the living room with fireplace and glass door that opens onto a covered terrace that is furnished with marble table and chairs and faces the countryside to the west where the pool is. The terrace measures 11 sqm and, is ideal for enjoying dinner while taking in the sunset.

The terrace is also accessed from the kitchen and from the outside. A sliding door to the left of the living room opens into a double bedroom with complete ensuite bathroom with shower stall. An additional single bed has been added to this double bedroom and it now sleeps 3 persons if required. An open brick arch in the living room opens into the delightful, liveable kitchen that has door to the terrace. The kitchen is fully equipped with gas range, electric oven, dishwasher and fridge with freezer.

A sliding door in the kitchen opens into a hallway with two doors: one opens into the suite described before, and the second opens into a spacious bathroom with shower, washbasin and WC that is also suited for disabled guests. Casetta is easily accessed by wheelchair and also the pool has a pathway, which is wheelchair-friendly. Straight through the hallway is the second double bedroom.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 875,00	€ 875,00	€ 1.065,00	€ 1.250,00
American Dollar	\$ 980,00	\$ 980,00	\$ 1.190,00	\$ 1.400,00

MORE

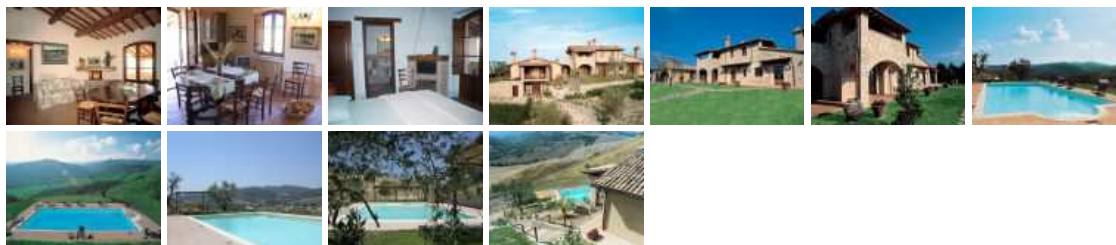


Town: ALLERONA

Province: TR

Persons: 4 / 5

Description: R.C. 130302 - 65 MQ



Kitchen - living/dining room - 2 double bedrooms, 1 with extra bed - 2 bathrooms

This beautiful apartment occupies the entire first floor and is reached by an ample external stone staircase that culminates in a panoramic 8.33 sqm terrace. The terrace is furnished and provides entrance, up one step, into the spacious living/dining room with fireplace. A glass door in the living room opens onto a 7.8 sqm terrace that is equipped with table and chairs for enjoying dinner while taking in the sunset. The terrace faces west and dominates the pool and countryside below.

To the left of the entrance, in the living room, is an open passageway leading into the spacious kitchen that is fully equipped with gas range, electric oven, dishwasher and fridge with freezer. Across from the entrance door and on the opposite end of the living room is a hallway with two doors. Door on the left is to a delightful double bedroom with fireplace and private furnished loggia that faces east (7,40 sqm), and complete ensuite bathroom with shower stall. A third bed can be placed in this room on request at no extra cost. Door on the right is to a second double bedroom that faces west. This bedroom also has private ensuite complete bathroom with shower stall, and door that leads, up one step to an external south-facing terrace (8.35 sqm).

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 815,00	€ 815,00	€ 1.000,00	€ 1.190,00
American Dollar	\$ 910,00	\$ 910,00	\$ 1.120,00	\$ 1.330,00

BIANCOSPINO



Town: ALLERONA

Province: TR

Persons: 6 / 0

Description: R.C. 130303 - 110 MQ



Kitchen - living/dining room - 2 double bedrooms - 1 twin bedded room - 3 bathrooms - WC

This spacious apartment has its private access from a terrace with portico that measures 8 sqm and faces east. Under the portico is a hall with door on the right to the liveable 10 sqm kitchen that is fully equipped with large gas range, large electric oven, dishwasher and fridge with freezer. A glass door in the kitchen opens onto the portico. To the left of the entrance, an open passageway leads into a spacious 43 sqm living dining room, with open-hearth fireplace and beautiful yellow pastel tinted walls. There is a glass door in the living area that opens onto the west side of the garden, and through the dining area are glass doors that open onto a magnificent 31 sqm furnished, covered loggia. Should the entire farmhouse be booked by a single group, the dining area is suitable for sitting 16 people in total comfort, and the kitchen equipment is more than enough also.

Back in the entrance hall, straight ahead is a second hall with corridor that bears to the right. First door on the left opens into a utilities bathroom with washbasin and WC. Another door opens into a luminous double bedroom that faces west and has its own private ensuite complete bathroom with bathtub and hydro massage. The room has a glass door to the outside garden. Another door, along the corridor, opens into a second double bedroom with glass door that opens outside onto a private furnished 9.6 sqm portico that faces west, and private ensuite complete bathroom with shower stall. At the end of the corridor is the twin bedded room that faces east and has its own complete ensuite bathroom with washbasin, shower stall and WC.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 940,00	€ 940,00	€ 1.250,00	€ 1.565,00
American Dollar	\$ 1.050,00	\$ 1.050,00	\$ 1.400,00	\$ 1.750,00

Residential complex "IL COLLE"

IL COLLE - Strategically situated in the "Green heart of Italy" as Umbria is called, the property enjoys a very quiet location amidst the hills and with exceptional views over the surrounding countryside. The ancient town of Todi at about 10 km can be seen from the property and it is truly magical. Todi offers all services and amenities (Railway Station, Banks, Hospital, Churches, a Theatre, Restaurants, Supermarkets, Tennis Courts and so on).

The easy access to the freeway that connects Perugia to Terni is at only 4.5 kms from Il Colle, and it enables guests to take short or even daily excursions to many of the localities of historical and artistic interest of Central Italy.

Perugia is at about 35 kms - Assisi, Orvieto and Spoleto are equidistant at about 40 kms. Gubbio is at about 60 kms, Arezzo is at about 130 kms, Siena and Rome, equidistant, are at about 150 kms, and Firenze is at about 190 kms.

For local shopping the closest locality is Grutti at 2.5 kms with a food shop, a butcher shop (that offers meat from locally bred animals), a Bar and a Restaurant. San Terenzano at 3.5 kms offers a Petrol Station, Post Office, and a Pizza place. At 3 kms, between Grutti and San Terenzano, is a Riding School.

A local baker delivers fresh bread with his van directly at the beginning of the road to Il Colle on Mondays, Wednesdays and Fridays between 9.00 and 10.00. Owners are available to take orders from their guests and wait at the top of the road for the van to arrive.

The access road to the property is in good condition: partly in cement (50 meters) and partly with gravel (30 meters) covering, and it is shared by a small group of houses that includes Il Colle. The closest house is at about 100 meters. The garden measures 150 square meters and is all fenced in. It includes parking, a children's playground with a swing and a slide, a pool area, abundantly equipped with garden furniture (sun umbrellas, deckchairs, tables and chairs).

The Palladian pool with internal steps measures 6 x 12 meters and its depth goes from 1.20 to 1.50 meters, is for shared use. In the pool area there is also a shower for guest use.

A covered barbecue area in a lovely spot of the garden, also for shared use, is provided with tables and chairs and guests can enjoy al fresco dinners there. Lovely olive groves and green fields surround the property outside of the fenced in area.

Il Colle, a Villa of recent construction, is partially built with stone on sight and partially plastered in a cheerful tonality. Very well finished with state of the art materials, the Villa is divided into three units: two on the Ground Floor, one of which is occupied by the owner's family, while the other one is called JACOPONE. The second apartment is TUDER and it occupies the entire first floor.

Other amenities that the Villa offers for shared use are: a laundry room with washing machine, iron and ironing board, Satellite TV and WFI in each apartment, DVD on request, and a baby cot.

Continental breakfast is kindly offered every day by the owners and it consists of a basket of goodies that also includes all that is necessary for making tea or coffee.

Central heating will be charged on the premises at Euro 3,50 per cubic meter. Each apartment has its own heating system and furnace. Wood for the fireplaces and barbecue will also be charged at Euro 13.50 per 100 kilos. Final Cleaning will be charged on departure at Euros 30.00 per apartment.

The two apartments are comfortable, well appointed and nicely furnished with fine fixtures. The orientation is South and North.

JACOPONE



Town: TODI

Province: PG

Persons: 6 / 8

Description: R.C. 130901 - 90 MQ



Kitchen/dining area - living room with double sofa bed - 2 double bedrooms - 1 twin bedded room - 2 bathrooms

This apartment develops entirely on the Ground Floor and has its access from the outside in common with the owners. The private entrance opens directly into an open plan room divided into separate areas. The kitchen/dining area has a wall that is fitted with a modern kitchen complete with stove (4 gas hubs), electric oven, column fridge with freezer section, American coffee machine, and toaster.

The living area has a nice fireplace that, when lit, provides the radiators in the house with hot water in those chilly days when central heating is not yet in use. The living area is also provided with a double sofa bed and has a door to a private porch (20 sqm), that is equipped with table and chairs. The porch offers a beautiful view over Todi.

There are two double bedrooms in the apartment with double beds that cannot be divided into twins and the beds are complete with headboards and footboards. There is a twin bedded room as well whose beds can be united on request as long as the request is placed at the time of the booking.

Two beautiful bathrooms complete the unit. Both spacious and well finished, and they are complete: one with large shower stall and the other with both with bathtub and separate shower stall.

TUDER



Town: TODI

Province: PG

Persons: 4 / 6

Description: R.C. 130902 - 70 MQ



Kitchen/dining area - living room with double sofa bed - 1 double bedroom - 1 twin bedded room - 1 bathroom

Access to this first floor apartment is on the side of the house up an external flight of stairs with a covered landing at the top. Private entrance is directly into an open plan room divided into separate areas. The kitchen/dining area consists of a fitted kitchen complete with stove (4 gas hubs), electric oven, fridge with freezer, American coffee machine and toaster.

In the living area is a fireplace with lovely mantelpiece and double sofa bed. The fireplace, when lit, provides the radiators in the house with hot water in those chilly days when central heating is not yet in use. A large glass door in the living area leads, up one step, to a spacious roof terrace (25 sqm) provided with awning for shade. The town of Todi can clearly be seen from the terrace that is furnished with table and chairs for enjoying one's meals in the open air. At sunset and at night the lights of the Todi provide a magical look to the surrounding areas.

The double bedroom (it cannot be divided into twins) also has a glass door that opens, up one step, onto the roof terrace. The twin bedded room has beds that can be placed together on request as long as expressly required at the time of booking. All the beds have head and foot boards. The apartment is provided with a lovely and spacious bathroom that complete with both bathtub and shower stall - all finished in blue tiles.

SIGNORIA

[Homepage](#) > Signoria



Services: Luxury Villa, Central Heating, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: FIRENZE

Province: FI

Persons: 4 / 0

Description - R.C. 150101 - 80 MQ

Kitchen/dining room - hall/sitting room - 1 double bedroom - 1 twin bedded room - 1 shower room - WC

Beautiful second floor apartment in a 15th Century town house that has panoramic windows overlooking the famous Piazza della Signoria, square that is the heart of Florence. For centuries, the most significant historical events of Florence have taken place in this world-famous piazza. Even in present day many activities take place in the square during the day and often into the night. The perennial holiday atmosphere of the piazza is contagious and set in the frame of the most famous Florentine statues and historical buildings. Palazzo della Signoria and the Uffizi gallery border the square and the monumental fountain lulls guests to sleep in the warm Florentine nights. The piazza is in the pedestrian zone of Florence, so access to the apartment is by taxi, or by leaving one's car parked in one of the public garages or along the Arno river and reaching it on foot.

Access to the apartment is through a ground floor portal and up an internal staircase that connects the various floors. There is also an elevator in the hollow of the staircase for guest use. Private entrance to the apartment is through an armor-plated door into a spacious

hall/sitting room with the walls decorated by the owner, who personally supervised the restoration of the apartment with great care to detail. The hall is illuminated by a huge panoramic window with an antique curtain. The other rooms of the apartment are all connected to the hall. Wherever possible, the original wood-paneled ceilings have been restored, and the floors are set in precious marble.

To the left of the hall is the WC with washbasin, toilet and bidet. It is also frescoed. To the right of the entrance door is the small dining room with kitchen corner that is complete with gas range, electric oven and fridge. To one side of the dining area is a sliding door that opens into a marble-finished shower room with washbasin and shower box. There is a wardrobe at one end of the shower room that remains closed. Across from the entrance, through the hall are two doors. One opens into the spacious, beautiful master bedroom with frescoes on the ceiling and walls. The second opens into a spacious twin bedded room with antique furniture. There is a door connecting the two bedrooms, and the highlight of both bedrooms is the huge panoramic windows opening onto the Piazza della Signoria.

Included in the price is central gas heating and air conditioning. The apartment has a baby cot, national TV, WFI, and stereo with CD player. All windows have double panes to isolate from noise. Maid service is available on request.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.565,00	€ 1.565,00	€ 1.565,00	€ 1.565,00
American Dollar	\$ 1.750,00	\$ 1.750,00	\$ 1.750,00	\$ 1.750,00

[Go back](#)

CASA FERMENTINI

[Homepage](#) > Casa Fermentini



Services: Luxury Villa, Independent Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 11 / 13

Description - R.C. 150601 - 280 MQ

Kitchen - dining room - living room - 3 double bedrooms - 2 twin bedded rooms - 1 single bedroom - 7 bathrooms

Beautiful independent farmhouse at the center of an agricultural estate that produces excellent Chianti Classico wines and extra virgin olive oil. The farmhouse dates back to Etruscan times when the entire estate was an important Etruscan settlement. Traces of the original Etruscan plans can still be found today on the property mainly in the hamlet and in the owner's villa. The estate has been in the family of the current owners for many generations and dominates several hills and corresponding valleys that are planted to vineyards and olive groves. Castellina in Chianti with all facilities is at 7 kms, Siena is at 25 kms and Firenze is at 50 kms.

Casa Fermentini completed restoration in 1998 with a careful eye to maintaining the typicity of Tuscan architecture intact with woodbeamed ceilings, cotto floors and whitewashed walls, while adding the most modern amenities. The farmhouse has its own private furnished garden space and private 7 X 14 meter swimmingpool (beach towels are provided) surrounded by olive trees. The owner resides year round in a separate farmhouse not far

from Casa Fermentini. He is available to assist guests with itineraries and purchase of the wonderful estate products.

Behind the farmhouse are the wine cellars and a parking lot for the guests. From the rear of the farmhouse, a short flight of stairs leads to the private furnished courtyard and garden which is ideal for enjoying dinner while gazing at the panorama. In the courtyard, in a separate building is the apartment called Casa del Guardia, which is offered in the version for up to 19 people.

The farmhouse is set into the side of a hill so it develops on different levels. Private entrance is from the furnished garden up one step through double glass doors into the spacious living room with fireplace. On the left of this living room is a stone staircase that leads to the first floor sleeping section of the house. Satellite TV with DVD, stereo with CD player, and WIFI are in the living room. The WIFI also covers the garden and pool areas. An open archway separates this living room area from a second living room that again has door to the garden. An open passageway in this second living area leads into the spacious dining room with luminous crescent-shaped windows.

To give an idea of spaciousness, the living/dining area alone measures 110 sqm. Through an open passageway in the dining room is a hall with three doors. The first door on the right opens into the delightful rustic kitchen with large window overlooking the countryside. The kitchen is fully equipped with gas range, electric oven, fridge with freezer and dishwasher. The second door in the hall opens into a laundry room with washbasin, washing machine and ironing facilities. The last door on the left in the hall opens into a service bathroom with washbasin, WC and shower.

Back in the entrance living room, the stone staircase leads up to the first floor landing with a door on the right to a spacious double bedroom with beautiful wrought iron bed and ensuite complete bathroom with shower stall. From the landing, a hallway lit by a beautiful skylight leads to the doors to the other rooms. There is a second double bedroom, again with wrought iron bed and ensuite complete bathroom with shower stall, two twin bedded rooms with beds that can be united on request. Both twin bedrooms have ensuite complete bathrooms with shower stalls, and, on request, an additional single bed can be added in the more spacious of the twin bedded rooms.

Facing the left side of the hallway, there is a spacious suite with double bedroom and ensuite complete bathroom with bathtub. An additional single bed can be added to this suite. On one side of this suite is a wooden staircase that leads up to the tower of the farmhouse with a landing that has doors to a utilities room and, up two steps, to a single bedroom with beautiful arched windows and ensuite bathroom with washbasin, WC and shower. The house has central gas heating.

The farmhouse is luminous and impeccably furnished with several antique pieces that blend in with the typical Tuscan furnishings. The windows all have mosquito screens. Gas is payable on consumption during heating season together with firewood. The farmhouse offers satellite TV and stereo with CD. There are two baby cots and maid service is provided twice weekly and costs Euro 85 per week in the version for 13 persons. Extra hours can be requested. A cook can be organised if requested at time of booking.

PLEASE NOTE!! IF YOU WISH TOTAL PRIVACY IN THE VERSION FOR 11/13 PERSONS YOU WILL NEED TO PAY 60% OF THE RENTAL FEE FOR CASA DEL GUARDIA WHICH THE OWNER RENTS AS BEDROOMS. PLEASE ASK YOUR AGENCY FOR DETAILS. DESCRIPTION OF CASA DEL GUARDIA IS ON THE PAGE OFFERING CASA FERMENTINI IN THE VERSION FOR 15/19 PERSONS.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 3.750,00	€ 3.280,00	€ 3.750,00	€ 6.250,00
American Dollar	\$ 4.200,00	\$ 3.670,00	\$ 4.200,00	\$ 7.000,00

[Go back](#)

CASA FERMENTINI

[Homepage](#) > Casa Fermentini



Services: Luxury Villa, Independent Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: CASTELLINA IN CHIANTI

Province: SI

Persons: 15 / 19

Description - R.C. 150602 - 370 MQ

Kitchen - dining room - living room - 3 double bedrooms - 2 twin bedded rooms - 1 single bedroom - 7 bathrooms

Beautiful independent farmhouse at the center of an agricultural estate that produces excellent Chianti Classico wines and extra virgin olive oil. The farmhouse dates back to Etruscan times when the entire estate was an important Etruscan settlement. Traces of the original Etruscan plans can still be found today on the property mainly in the hamlet and in the owner's villa. The estate has been in the family of the current owners for many generations and dominates several hills and corresponding valleys that are planted to vineyards and olive groves. Castellina in Chianti with all facilities is at 7 kms, Siena is at 25 kms and Firenze is at 50 kms.

Casa Fermentini completed restoration in 1998 with a careful eye to maintaining the typicity of Tuscan architecture intact with woodbeamed ceilings, cotto floors and whitewashed walls, while adding the most modern amenities. The farmhouse has its own private furnished garden space and private 7 X 14 meter swimmingpool (beach towels are provided), surrounded by olive trees. The owner resides year round in a separate farmhouse not far

from Casa Fermentini. He is available to assist guests with itineraries and purchase of the wonderful estate products.

Behind the farmhouse are the wine cellars and a parking lot for the guests. From the rear of the farmhouse, a short flight of stairs leads to the private furnished courtyard and garden which is ideal for enjoying dinner while gazing at the panorama. In the courtyard, in a separate building is the apartment called Casa del Guardia, which is described below. This separate unit is to be booked together with the main house in the large version sleeping up to 19 persons.

The farmhouse is set into the side of a hill so it develops on different levels. Private entrance is from the furnished garden up one step through double glass doors into the spacious living room with fireplace. On the left of this living room is a stone staircase that leads to the first floor sleeping section of the house. Satellite TV with DVD, stereo with CD playe and WIFI are in the living room. The WIFI also covers the garden and pool areas. An open archway separates this living room area from a second living room that again has door to the garden. An open passageway in this second living area leads into the spacious dining room with luminous crescent-shaped windows.

To give an idea of spaciousness, the living/dining area alone measures 110 sqm. Through an open passageway in the dining room is a hall with three doors. The first door on the right opens into the delightful rustic kitchen with large window overlooking the countryside. The kitchen is fully equipped with gas range, electric oven, fridge with freezer and dishwasher. The second door in the hall opens into a laundry room with washbasin, washing machine and ironing facilities. The last door on the left in the hall opens into a service bathroom with washbasin, WC and shower.

Back in the entrance living room, the stone staircase leads up to the first floor landing with a door on the right to a spacious double bedroom with beautiful wrought iron bed and ensuite complete bathroom with shower stall. From the landing, a hallway lit by a beautiful skylight leads to the doors to the other rooms. There is a second double bedroom, again with wrought iron bed and ensuite complete bathroom with shower stall, two twin bedded rooms with beds that can be united on request. Both twin bedrooms have ensuite complete bathrooms with shower stalls, and, on request, an additional single bed can be added in the more spacious of the twin bedded rooms.

Facing the left side of the hallway, there is a spacious suite with double bedroom and ensuite complete bathroom with bathtub. An additional single bed can be added to this suite. On one side of this suite is a wooden staircase that leads up to the tower of the farmhouse with a landing that has doors to a utilities room and, up two steps, to a single bedroom with beautiful arched windows and ensuite bathroom with washbasin, WC and shower. The house has central gas heating.

Both houses are luminous and impeccably furnished with several antique pieces that blend in with the typical Tuscan furnishings. The windows all have mosquito screens. Gas is payable on consumption during heating season together with firewood. The main house offers satellite TV and stereo with CD. There are two baby cots and maid service is provided twice weekly and costs Euro 85 per week in the version for 13 persons and Euro 120 in the version for 19 persons. Extra hours can be requested. A cook can be organised if requested at time of booking.

CASA DEL GUARDIA

Kitchen - living/dining room - 1 double bedroom with extra bed - 1 twin bedded room with extra bed - 2 bathrooms

Casa del Guardia is reached by an external staircase in the courtyard that leads up through a covered loggia directly into the spacious open-plan living/dining room. To the left of the entrance is a counter separating the dining room from the kitchen area that is fully equipped with gas range, ventilated oven, dishwasher and fridge with freezer. The living room is on the right and it has a fireplace with thermal unit that can provide heating and hot water if guests wish to keep the fire going. If not, the apartment also has centralised gas heating.

Next to the fireplace is an open passageway leading into a hallway with doors to a double bedroom (an additional bed can be put into this room), to a twin bedded room (the beds can be united on request and a third bed can be added in this room), and to two complete bathrooms with showers. There is a utilities room in this hallway with washbasin and washing machine. The apartment has satellite TV and radio.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 5.235,00	€ 4.640,00	€ 5.235,00	€ 8.595,00
American Dollar	\$ 5.860,00	\$ 5.200,00	\$ 5.860,00	\$ 9.630,00

[Go back](#)

ANTICA MAGIONE

[Homepage](#) > Antica Magione



Services: Luxury Villa, Swimming pool, Central Heating, Local Produce for Sale, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: MONTERIGGIONI

Province: SI

Persons: 8 / 0

Description - R.C. 150801 - 190 MQ

Kitchen corner - living/dining room - living room - 2 double bedrooms - 2 twin bedded rooms - 4 bathrooms

Beautiful house located in the external walls of an ancient hamlet. The hamlet was once fortified and dates back to an Etruscan settlement. Situated near the Via Francigena route that pilgrims to Rome used, it was later transformed into roman "castrum" and again served military functions in the wars between Siena and Firenze. The walled city of Monteriggioni dominates the countryside and the hamlet probably was connected to the military machine of the Siennese Republic.

The hamlet offers a restaurant and a basic food shop. In view of the hamlet is the walled town of Monteriggioni that dominates the countryside and the hamlet was probably connected to the military machine of the Siennese Republic.

Colle Val d'Elsa with all shops, facilities and 6-hole golf course is at 6 kms. Castellina in Chianti is at 17 kms, Siena is at 15 kms, San Gimignano is at 18 kms, and Firenze is at 46 kms. Access to the Siena - Firenze superstrada is at 6 kms, near Monteriggioni.

The structure was totally renovated and is bordered on either side by other buildings, all set into the hamlet walls. First historical mention of the structure dates to its destruction in the 14th century. Rebuilt in the 17th century, it became a family residence. The family of the current owners purchased it in the 1800's. There is a circular road that runs around the outer perimeter of the hamlet and it is quiet because it is only used by the hamlet inhabitants. The owner live in a totally separate apartment next door. They do not share the pool. Across this road and facing the house is a spacious 5,000-sqm garden with parking space and private 7 X 14 meter swimming pool.

Olive groves, vineyards and wheat fields surround the garden with views spacing from Monteriggioni to the Chianti hills. There is a covered structure in the garden that is part occupied by the gardener with equipment for maintenance of the grounds and pool, and part for guest use, with barbecue and table that are ideal for use in the summer evenings. Across from the garden and the small road, is a wrought iron gate that opens onto a pathway leading up to the house.

At the top of the path is a raised garden with paved, furnished terrace overlooking the larger garden below. The garden and terrace is fenced in to afford maximum privacy. From the terrace, up a few steps, is the private house entrance that leads directly into the open-plan living/dining room with satellite TV and DVD, and pietra serena staircase leading to the first floor sleeping section of the house. In the niche created by the stairs is the spacious kitchen that is fully equipped with gas range, electric oven, microwave, fridge with freezer, dishwasher, and raised fireplace for grilling. There is also an American coffee machine in the kitchen.

At the top of the stairs is a sliding door that opens onto a hall. To the left is a twin bedded room (beds can be united into a double on request), with ensuite complete bathroom with shower stall. To the right is a beautiful double bedroom with ensuite complete bathroom with shower stall. At the end of the hall is a door that remains closed. A last door in the hall, to the left and down one step, opens into the formal living room with large monumental fireplace.

On the left of the living room are doors to two bedrooms: a double bedroom with delightful balcony, and a twin bedded room, both with ensuite complete bathrooms with shower stalls. A door on the right of the living room remains closed. Always on the right and down one step, is a landing with door that opens onto an external flight of stairs that leads down to the hamlet piazza. Another door in the landing opens into a laundry room to which only the maid has access.

The house is elegantly furnished with beautiful antique pieces and very comfortable. The windows are fitted with mosquito screens. The house is provided with maid service for three hours three times weekly and costs Euro 110 per week. The house cannot be let without the maid. Extra linen changes are charged at Euro 10 per person and pool towels can be rented from the maid.

There is a cook available who offers cooking lessons, and typical Tuscan breakfasts and dinners can be organised on request. A course for painting on cloth can also be organised. (You need to reserve these services at time of booking). The house has central gas heating and gas is payable on consumption during heating season together with firewood. There is WIFI and a portable CD player, two baby cots and a high chair, radio clocks in all the bedrooms, and a hair dryer.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 2.970,00	€ 3.435,00	€ 3.750,00	€ 4.060,00
American Dollar	\$ 3.330,00	\$ 3.850,00	\$ 4.200,00	\$ 4.550,00

[Go back](#)

CERTOSINA

[Homepage](#) > Certosina



Services: Luxury Villa, Independent Villa, Swimming pool, Telephone Available, Central Heating, Local Produce for Sale, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: GAIOLINO IN CHIANTI

Province: SI

Persons: 8 / 0

Description - R.C. 150901 - 300 MQ

Kitchen - dining room - living room - TV room - 2 double bedrooms - 2 twin bedded rooms - 4 bathrooms - WC

Beautiful Villa built on the side of a hill and surrounded by vineyards and woods. Gaiole in Chianti with all shops, facilities and restaurants is at 3.5 kms. Siena is at 28 kms and Montevarchi is at 27 kms with entrance to the Autostrada. The Villa is at the heart of an agricultural estate that produces biological wine and extra virgin olive oil. The building itself is all in stone and develops on various levels with spacious paved terraces surrounding it. Near the villa is its private parking space.

There are several entrances to the villa. Main access is from the parking lot, down a few steps that lead to a beautiful terrace with pergola and garden furniture. This terrace is ideal for eating outside while enjoying the view that spaces over the vineyards and underlying hills. From this first terrace an external passage leads to a second, furnished solarium terrace with huge umbrella and barbecue. This terrace overlooks the swimming pool below.

To the left of this terrace is a flight of stairs that leads down to an external landing with door to suite with twin bedded room, panoramic windows, and ensuite bathroom with shower stall. From the landing, a few stone steps covered by a delightful pergola lead down to the private oval 5 X 12 meter pool. The pool is set in a panoramic position and is fully furnished.

Back on the first terrace, there are two panoramic glass doors. These provide separate entrances into the villa proper. One private entrance is into the spacious, livable kitchen that is fully equipped with mixed range, oven, microwave, dishwasher and a series of kitchen robots. Through an archway in the kitchen is a utilities room with washing machine, tumble dryer, fridge with freezer and, up a few steps, door to the outside. Through a second, identical archway in the kitchen is a spacious, service bathroom with washbasin and WC, and again door to the outside. A door in the kitchen leads into the formal dining room with fireplace.

Glass doors in the dining room open into the spacious living room with open hearth fireplace. The living room has huge arched glass doors that open outside to the terrace. Through an open passage on the right in the living room is the TV room with satellite Flat-screen TV, DVD, stereo system with CD player, telephone and a door that remains closed. The end section of the living room is where the fireplace is located. The villa has WiFi.

Always on the right in the living room, through a second open archway, is a flight of stairs leading up to the sleeping section of the villa. The brick stairs culminate in a landing. From the landing, a hallway leads to doors to three large bedrooms: two double bedrooms and one twin bedded room, all of which have private ensuite complete and very large, luxurious bathrooms. Two have shower stalls and one has a bathtub. Two of the bedrooms have access to the terrace. The beds in the twin bedded rooms can be united on request. All the bedrooms have mosquito screens.

The Villa is impeccably and comfortably furnished and offers baby cot and maid service that is provided for three hours each day with change of linen and towels on Wednesdays and Saturdays. Maid service is mandatory and included in the rental price. If booked in time, a cook is also available to prepare meals. The house has central heating. Gas is payable on consumption during heating season together with firewood.

Price Lists	01/01/20 - 28/03/20 31/10/20 - 02/01/21	28/03/20 - 30/05/20 05/09/20 - 31/10/20	30/05/20 - 05/09/20	
Euro	€ 5.800,00	€ 8.025,00	€ 9.550,00	-
American Dollar	\$ 6.500,00	\$ 8.990,00	\$ 10.700,00	-

[Go back](#)

VILLA IL CEDRO

[Homepage](#) > Villa Il Cedro



Services: Luxury Villa, Independent Villa, Swimming pool, Tennis Court, Telephone Available, Central Heating, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: BUONCONVENTO

Province: SI

Persons: 10 / 0

Description - R.C. 151101 - 600 MQ

2 Kitchens - 2 dining rooms - 1 breakfast room - 1 living room - 1 drawing room - 3 double bedrooms - 2 twin bedded rooms - 5 bathrooms - WC - Pool house with kitchen, dressing room and WC

This Villa sits on a hilltop and is surrounded by an ample private park that is entirely fenced in to afford maximum privacy to the Villa, the gardens, the swimming pool and the tennis court. Access is up a cypress tree lined driveway from the asphalt road. The internal dirt and gravel driveway in part is skirted by the main asphalt road below and traffic can occasionally be heard in the garden on side facing the road. The swimming pool is magnificent and located in the lower level of the park: it has an unusual shape, measures 9 X 18 meters, with a wading section and is accessed by cement steps covered in special black resins and has an automatic pool covering that closes at night to maintain the pool temperature constant.

From the pool, that is set into a spacious lawn, a ramp of wide stone steps lead up the side of a small hill to the pool house which is surrounded on two sides by a furnished portico with living area and

dining room overlooking the pool. Inside the pool house is a fully equipped kitchen that is finished in travertine. It has a gas range with two hobs and a lava grill with two grilling planes, large fridge with freezer, Combi Chef Robot, ice machine and electric Espresso machine. An external door at the side of the pool house provides access to a dressing room and another external door opens into a service bathroom with washbasin and WC.

The Villa dates back to the 1600's and is in an excellent location at only 3 kms from the town which offers all services, facilities and restaurants. Montalcino is at 12 kms, Siena is at 23 kms, Firenze is at 85 kms, and Roma is at 290 kms. Other areas and cities of interest are the Basilica di Monte Oliveto Maggiore, Pienza, and Montepulciano, all within easy reach. There is a golf course at Chianciano Terme (a 45 minute drive), and Ugolino, near Firenze, about an hour's drive away. Horseback riding is a 15 minute drive from the estate.

The raised position of the Villa offers wonderful views over the surrounding countryside. The driveway leads to a second gate that actually separates the Classic/Romantic section of the garden on the west facade of the Villa, from the main entrance garden to the east with a spectacular enormous Cedar of Lebanon that dominates the entire space. This internal section is delimited and closed by walls and gates and hosts part of the farmhouse structures and some apartments that are still occupied by farm families.

The Villa is L-shaped, and has its main entrance from the grounds on the side where the Cedar of Lebanon is, and, where it is also possible to park several automobiles. A huge portal leads, up two steps, into a hallway, which, in turn has steps on the opposite side that lead to a natural terrace, facing east, that is delightfully furnished and dotted with lemon trees. From this terrace, steps lead down to other furnished areas and on to the pool which is about 150 meters from the Villa.

On the right of the entrance hall is a hallway with stairs leading to the first floor. A door in the hallway also opens into a beautiful living room with fireplace and piano. A door in the living room remains closed because it leads to a separate section of the Villa occasionally occupied by a member of the owner's family. This section has its own totally separate access and has no areas in common with the guest areas. There are two more doors in the hallway: one is to a service WC, and the second is to a service staircase that remains closed.

To the left of the entrance hall, a door opens into the formal dining room with fireplace. A second door in the hall, always to the left, leads down two steps to a hallway with, up two steps, servant access door to the dining room. Other doors in the hall remain closed. At the end of the hallway is an informal breakfast/dining room. This room has a door that opens into a gallery which connects it to the front grounds of the Villa and also to the west garden and it is furnished with table and chairs for "al fresco" meals.

A door in the formal dining room opens on the left to a huge rustic kitchen. This was the original Villa kitchen in times gone by and most meals were prepared in the huge, open hearth, walk-in fireplace. The original marble washbasin is still intact and the kitchen also offers a dishwasher and industrial range with 6 hobs, grill, large ventilated oven, dish warmer, and also the original wood stove (AGA). A door in the kitchen opens into a pantry with large fridge with freezer and second, separate freezer.

At the top of the stairs in the entrance hallway, is a landing with two hallways: one runs left and the other runs right. The staircase itself merits a note because it is richly hand decorated with "trompe-l'oeil" designs. The right hallway leads to a wing of the house which is equipped with air conditioning. The first door opens into an elegant living/drawing room with fireplace, satellite TV, DVD, and stereo with CD player. From this room is another hallway that leads to a door on the left to the master bedroom with complete en suite white stone bathtub and shower stall: the bathroom is divided into two sections, with the wash basin set in a separate part of it. The second door on the left opens into a spacious double bedroom. Another door on the left of the hall opens into this bedroom's large bathroom divided into two sections: the first hosts the washbasin and the second hosts the shower stall and other bathroom fixtures. Next to the bathroom, on the right of the hall is a large walk-through wardrobe.

To the right of the hallway, at the height of the master bedroom, and up four steps, is a door to a twin bedded room. A second door in this room opens onto a landing that is reached down four steps. The first door on the left in the landing is to the walk-through wardrobe, the second is to the bedroom's complete bathroom with bathtub and shower attachment. A door on the right remains closed: it is again to the service staircase.

At the top of the stairs to the left, a door opens into a hallway with several doors. The first on the left opens into a twin bedded room in pure "Imperil" style. This room has a door to a service room and a second door that puts it into communication with the bedroom next door. The second door on the left in the hallway opens into a double bedroom with en suite complete bathroom with bathtub.

Continuing along the hallway, a door straight ahead opens into a complete bathroom with shower stall: this bathroom serves the twin bedded room mentioned before. The hallway then turns a corner. At the end of the corner on the right is a door to the service stairs, and door to an elegant dining room with door to a pantry. An open archway and a low wall separate this dining room from the spacious, liveable and modern kitchen. The kitchen is fully equipped with two washbasins, gas range, ventilated oven, dishwasher, large fridge and electric Espresso machine.

The Villa offers use of telephone (normal, not ADSL) with phone plugs in the ground floor kitchen, and in the bedrooms and living room on the first floor.

There are also two cell phones that guests can ask to use and the key holder will charge the consumption on the phone charge cards. Central heating and air conditioning, wherever present are included in the rental price, as is the fireplace wood, from April to October. In the off-season months, there will be a Euro 350 per week charge. Mandatory maid service is provided included in the price and will be present 5 hours daily, with the exception of Sunday and national festivities. Extra hours for washing and ironing can be requested and cost Euro 15 per hour. There is a baby cot.

There is a washing machine available for use in a separate room. Bedroom linen is changed twice weekly, while towels are changed daily. There is a chef available for preparing meals, but needs to be requested at the time of booking the Villa. The Villa itself is huge and elegant with family antiques of great value in it. Most of the floors are in the original 1700's cotto tiles and most of the ceilings are hand painted.

From the Villa garden, there is access to a separate structure which is shared with Podere Serravalle (same owners of both Villas). It contains a high-tech gym with 7 specialized pieces of equipment, a sauna, a Jacuzzi, and a Turkish bath. The keyholder will provide you with the access keys.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 12.500,00	€ 5.470,00	€ 8.750,00	€ 12.500,00
American Dollar	\$ 14.000,00	\$ 6.130,00	\$ 9.800,00	\$ 14.000,00

[Go back](#)

PODERE SERRAVALLE

[Homepage](#) > Podere Serravalle



Services: Luxury Villa, Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: BUONCONVENTO

Province: SI

Persons: 10 / 0

Description - R.C. 151201 - 350 MQ

Kitchen - breakfast room - dining room - living room - 2 double bedrooms - 3 twin bedded rooms - 4 bathrooms - WC

This beautiful 14th century farmhouse completed restoration in 1996 and is situated on a hilltop dominating the surrounding countryside. The grounds surrounding the house are fenced-in to afford maximum privacy, and the farming estate itself is very large with a 17th Century Villa complete with formal park at its center.

All shops, facilities and restaurants are at 3 kms. Montalcino is at 12 kms, Siena is at 23 kms, Firenze is at 85 kms, and Roma is at 200 kms. The golf green at Chianciano Terme is at a 45 minute drive and the Ugolino golf green near Firenze is an hour's drive away. The property offers magnificent views over the soft hills of the Arbia river valley. Private guest parking is within the fenced-in grounds and in a small structure next to the house is a barbecue and wood oven for baking bread and pizza.

Main private entrance to the house is from one side into a hall with a

large room on the left that hosts wardrobes and a laundry that includes washingmachine, clothes dryer and ironing facilities. To the right of the entrance hall is the staircase leading to the upper floor sleeping area of the house. A third door in the hall opens into the spacious, luminous living/dining room that is divided into sections by ample brick arches. There is a fireplace in the central section and satellite TV with DVD. Panoramic glass doors on one end of the living room lead outside near the structure with barbecue.

Panoramic glass doors on the opposite end of the living room, where the formal dining area is located, open out onto a covered, furnished terrace. In front of the terrace is a spacious, meticulously well-kept lawn with private 5 X 12 meter swimmingpool. Back inside, a door in the dining area opens into the large, well-equipped kitchen with ample travertine work surface, restaurant-size gas range with steak grill, oven, fridge with freezer and dishwasher. An open brick arch in the kitchen creates a delightful informal dining area on one side. There is a glass door in the kitchen that opens outside.

The owner has personally directed the restoration of the house and her impeccable taste in colors and fabrics is seen throughout. Use of soft "Siena yellow" adds to the luminosity of the ground floor furnishings and stands out from the woodbeamed ceilings, brickworks and the cotto floors. All the tiles in the the kitchen and bathrooms are decorated by hand.

Back in the entrance hall, up two steps of the staircase is a small landing with door to a service bathroom with washbasin and WC. The stairs culminate in the first floor landing with hallways leading both left and right. Starting on the right, first is a small hall with two doors. One is to a spacious complete bathroom with two washbasins and bathtub. The second is to a double bedroom with antique terracotta fireplace. A second hall, always on the right, has two doors. One is to a walk-in wardrobe. The second is to a double bedroom with ensuite private complete bathroom with shower stall. To the left of the landing is a hallway with five doors. They lead to three twin bedded rooms, to a spacious complete bathroom with both shower stall and bathtub, and to a small but comfortable bathroom with washbasin, WC and shower stall.

The entire house offers modern amenities combined with important antique pieces. The grounds and swimmingpool are maintained by a gardener who lives in a separate farmhouse on the estate property and his wife provides maid service 3 hours per day, 5 days per week. Both are included in the price. There is a telephone with unit counter for guest use, WFI, stereo with CD player, a baby cot, and central heating is payable on consumption together with firewood. The house has air conditioning in the upstairs bedrooms.

The house also offers access to a separate structure which is shared with Villa Il Cedro (same owners of both Villas). It contains a high-tech gym with 7 specialized pieces of equipment, a sauna, a Jacuzzi, and a Turkish bath. The keyholder will provide you with the access keys.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 6.565,00	€ 4.065,00	€ 5.000,00	€ 6.565,00
American Dollar	\$ 7.350,00	\$ 4.550,00	\$ 5.600,00	\$ 7.350,00

[Go back](#)

PODERE PONTE

[Homepage](#) > Podere Ponte



Services: Luxury Villa, Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Air Conditioned, Wi-Fi, Domestic animals are NOT allowed.

Town: PONTE D'ARBIA

Province: SI

Persons: 9 / 11

Description - R.C. 151401 - 400 MQ

2 kitchens - 2 living/dining rooms, one with sofa beds - living room - 3 double bedrooms - 1 twin bedded room - 4 bathrooms - WC

Beautiful Villa obtained from the restoration of a typical Sienese brick farmhouse. The property completed restoration in 2003 and is close to a small hamlet that can be reached on foot that offers a bar and restaurant. All shops, facilities and railroad station are at 3 kms. Montalcino is at 12 kms, Siena is at 23 kms, Firenze is at 85 kms and there is a golf course about an hour's drive away. The property is entirely fenced in to afford maximum privacy and is accessed through a wrought iron gate with electronic key.

Next to the house is a parking space that can host 3/4 automobiles. To one side of the main Villa is a separate structure with wood-burning oven for baking bread and pizza, while in the garden at the rear of the Villa is the private 13 X 5.5 meter swimming pool with electric sliding cover that helps to keep the pool warm throughout the night. Near the pool is a separate barn, which is entirely self-contained. The garden at the rear of the Villa offers a wonderful view of the fields and

hills. There is a gardener who has regular access to the grounds and pool for maintenance.

Main entrance to the Villa is up two steps into an entrance hall with arches that are fitted with panoramic glass doors. Inside are two symmetrical doors. The one on the left opens into a laundry room with washer/dryer, sink, ironing equipment and cleaning equipment. The one on the right opens into a ground floor hallway. To the right in the entrance hall are travertine steps leading to the first floor. The hallway has two doors: one opens into a service WC and the second opens into a utilities closet that remains closed. There is a table in this hallway with telephone/internet access.

Through the hallway is the spacious open-plan living dining room that is divided into three separate sections by huge brick arches. At the extreme right of this room is a sitting area with stereo with CD player, fireplace and door to the outside. The middle section hosts a traditional living room with library. The section on the left is where the formal dining room is located.

There is a glass door in this section that opens outside onto a huge covered loggia (60 sqm) with arches at either end: one arch leads to the garden on the pool side, while the other leads to the front of the house. This loggia is equipped with large table and benches and is ideal for enjoying one's meals in the cool summer evenings. One side of this loggia is furnished with informal rattan garden furniture. Back in the formal dining room, a second door opens into the kitchen, which, in turn, also has a door opening out onto the loggia. The kitchen is extremely functional and fully equipped with restaurant size gas range and grill, huge electric oven, American fridge with icemaker and freezer, and dishwasher. The ground floor boasts Umbrian cotto floors, vaulted ceilings with the original brickwork, and walls tinted with warm pastel colours. The Villa has a very efficient system of air conditioning that is independent for each room in the Villa.

The first floor is reached by the double ramp of travertine steps from the entrance hall. At the top of the steps, through a door is the spacious living room with open-hearth fireplace, satellite TV with DVD and card table. Originally, this room was the kitchen of the farmhouse and has high ceilings with wood beams and the original cotto floor has been preserved. To the right of the fireplace through a small archway is a hall with doors to a double bedroom and to a complete bathroom with double washbasins and bathtub with incorporated shower stall.

To the left of the fireplace, a door opens into a hallway. This hallway leads to a double bedroom, to a spacious complete bathroom also with double washbasins, bathtub and shower stall, and to a twin bedded room. All these rooms are also tinted with warm pastel colours. To the left of the living room is another hall with two doors: one is to a single bedroom and the second is to a complete bathroom with shower stall. There is an intercom system that allows guests on the first floor to communicate with those on the ground floor.

The separate barn measures 55 sqm and has maintained its original characteristics intact with the grillwork on the windows: it develops entirely on the ground floor. Private entrance is into the living/dining room with satellite TV and single sofa bed with second extractable bed. There is a telephone extension in this living room also. Through an open passageway on the left of the living room is the kitchen with panoramic window facing the pool. The kitchen is fully equipped with gas range, electric oven, fridge and dishwasher.

A door in the living room opens into the double bedroom (the bed can be transformed into twins on request). A door in the bedroom opens into the complete bathroom with shower stall. A second door in the bedroom opens outside. Again, the floors are in cotto, there are wood beams in the ceilings and the rooms are tinted in warm pastels.

The restoration work on the Villa and the barn was executed with maximum care taken to preserve as much as possible of the original materials. The furnishings are comfortable and present a combination of modern and antique pieces. The Villa offers airconditioning throughout, 2 baby cots, high chair and box. Maid service is included in the price for three hours daily from Monday to Friday. Additional hours can be arranged at a cost of 13 Euros per hour. Air conditioning is also included in the price, while heating is charged at 300 Euros per week together with firewood. A cook is available on request.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 3.125,00	€ 3.125,00	€ 3.375,00	€ 4.375,00
American Dollar	\$ 3.500,00	\$ 3.500,00	\$ 3.780,00	\$ 4.900,00

[Go back](#)

VILLA TORRICELLA

[Homepage](#) > Villa Torricella



Services: Luxury Villa, Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: TODI

Province: PG

Persons: 8 / 0

Description - R.C. 151601 - 500 MQ

Kitchen - pantry - study - dining room - living room - sitting rooms - 2 double bedrooms - 2 twin bedded rooms - 4 bathrooms - WC

Beautiful independent Villa on a hilltop that dominates the underlying valleys and hills, and offers wonderful panoramas on all sides. The Villa is easily accessed by an asphalt road that leads to its private wrought iron entrance gate with electronic key. There is a small hamlet within walking distance with basic food shop, while Todi, with all facilities, shops and restaurants is at 4 kms. Todi also provides access to the A1 Autostrada.

Deruta with its ceramics is at 40 kms, Orvieto is at 46 kms, Spoleto and its jazz festival is at 50 kms, Perugia, Bevagna and Civita di Bagnoregio are at 55 kms, Assisi is at 75 kms, Roma is at 145 kms and Firenze is at 180 kms. The location of the Villa is ideal for visiting all the historical and artistic cities of central Italy and the Etruscan settlements that are heavily present in this area. The property is entirely fenced-in to afford total privacy and boasts beautifully kept hedges, lawns and multicoloured flowerbeds.

There is a private 5 X 10 swimming pool in the rear garden and there is a covered carport. The pool is finished in blue tiles and next to it is a trellised pavilion that provides ample shade. Built into the top and side of a hill, the Villa develops on three levels and has several entrances, the majority of which open on the 130 meters of covered porticos that surround it. These porticos are fully furnished and ideal for enjoying one's meals while gazing at the panorama or just for lounging during the hot summer days.

From the entrance gate, the driveway leads down to the front of the Villa. The facade is in local stone, with a tower on one side that is painted in a light rose colour. In front of the Villa is an external staircase leading up to the main entrance. At the top of the stairs, the door opens into a spacious living room with fireplace, and an antique piece of furniture that conceals the satellite TV and the stereo system with CD player.

On the right of the living room are two doors. One opens directly into the spacious master double bedroom with sitting area. There are two archways in one wall of this bedroom that lead, up two steps, into short corridors with wardrobes, and end in the ensuite complete bathroom with both bathtub and shower stall and double washbasins. The bathroom is done in white and blue tonalities, favourites of the owner, and we find their combination repeated often in the Villa, together with yellows.

The other door on the right side of the living room leads, up two steps, to a beautiful twin bedded room with ensuite complete bathroom with bathtub and hand shower. This bedroom and bathroom are played in blue and yellow tonalities. On the left of the living room, up two steps, is a landing with stairs leading down to the lower level. To the right of the landing, through an open passage and up one step, are doors to a small study with telephone and fax, and to a double bedroom with, down one step, ensuite complete bathroom with bathtub and hand shower. This bedroom and bathroom are played in white and pink tonalities.

The stairs lead down from the upper floor to a lower landing with open passage on the left that leads to a twin bedded room with ensuite complete bathroom with shower stall. Across from the passage and down three steps is the formal living room with French doors that open onto the side garden and the portico. To the left of the living room, a short flight of stairs leads to a sitting room in an open gallery overlooking the formal dining hall.

A door in the sitting room opens into a service WC. A second door in the sitting room remains closed. The living room is divided into more intimate sections by open brick arches. In the middle is a large fireplace. At the opposite end of the living room, through a small archway is a staircase leading down to the formal dining hall with high, imposing ceiling and huge majolica stove that is set between French doors that open onto the portico in direction of the pool. On the opposite side of the dining room with respect to the stairs is an archway with door to the beautiful modern kitchen.

The kitchen has a central island and is completely decorated with ceramic tiles designed by the owner. At the end of the kitchen is a breakfast niche surrounded by glass bay windows with door to the outside garden. The kitchen is fully equipped with large double fridge with freezer, range with 6 gas hubs, two ovens, grill and raised fireplace. The central island has dishwasher and the sink is equipped with garbage disposal.

Through the kitchen is a pantry with kitchen office where one can plan the menus, and door to the outside garden. From the pantry, a short corridor leads to the stairs that run up to the entrance living room. There are two doors in this corridor to utilities rooms that only the maid is allowed to access.

The house is exquisitely furnished with antique pieces and art collections that are priceless. Most of the ceilings boast wood beams and the floors are in handmade cotto set in traditional designs. All the bedrooms have ventilator fans in the ceilings and all are equipped with mosquito screens. The bathrooms are furnished with bathrobes in addition to the traditional towels. Linen is changed twice weekly. The Villa is provided with a maid that comes for four hours a day (Monday - Wednesday - Friday - Saturday) and costs Euro 250 per week. Only the maid has access to the laundry facilities and charges Euro 12 per hour to wash and iron clothes.

A cook is available but needs to be requested at time of booking. She charges 20 Euros per hour plus shopping list cost. There is a gardener who has regular access to the grounds and pool for maintenance and the Villa has central gas heating. Gas is payable on consumption during heating season together with firewood. Because of the high level of the Villa furnishings, on arrival guests will be required to pay a weekly deposit of Euro 750 to cover damages and maid service. At the end of their sojourn the deposit will be returned after deducting the expenses incurred.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 4.375,00	€ 5.000,00	€ 5.625,00	€ 6.250,00
American Dollar	\$ 4.900,00	\$ 5.600,00	\$ 6.300,00	\$ 7.000,00

[Go back](#)

CASINO DI CACCIA

[Homepage](#) > Casino Di Caccia



Campo with a 3 hole practice course, and Sirolo with 16 holes (south of Ancona and near Monte Conero). The "agriturismo" at the end of the road at 2.5 kms offers wonderful local cooking and is willing to furnish a catering service to the Villa.

The Villa is surrounded by a well kept, carefully tended garden with automatic irrigation and it is rich with trees, shrubs, lawns and flowering plants. The grounds are totally fenced in to afford complete privacy and the fences have been hidden behind shrubbery so as to not take anything away from the charm of the garden.

There is a parking area on the grounds and a private 6 X 12 meter swimming pool with access steps leading to it. The pool is kept clean by a natural system utilising salt and natural filtering systems to avoid the unpleasantness of chlorine. There is a shower at the pool, hidden behind a partition wall that heats water by using solar energy panels. The pool is equipped with beautiful teak wood furniture.

In the section of the garden that faces north, at the rear of the Villa, is a hanging garden with terrace and two symmetrical paved stone and grass walkways that lead down to an area with barbecue, table and benches, all done in stone. A wall is set into the hill itself between the two walkways and it hosts a beautiful fountain with waterworks.

Between the Villa and the pool (about 50 meters from the Villa proper) is a brick structure which is much smaller than the Villa which hosts a cellar and laundry room at ground floor: there is a large 6 kg washing machine to which only the maid has access. The top floor, instead, hosts a small apartment with terrace that the owner occasionally occupies when passing through the area. He does not share the pool or the other outside garden areas and he is totally unobtrusive.

If guests want their laundry done, they can give it to the maid and she will take care of it during the time she comes to clean. Mandatory maid service is provided three hours three times weekly and costs Euro 120 per week. Maid service is payable in loco and extra hours can be arranged on request at the fixed hourly cost of Euro 12. The rental price includes a complete change of towels midweek.

Main access is from the front of the Villa into a small hall with door on the left, door on the right, and stairs in the centre leading up to the first floor. The door on the left opens into a spacious 70 sqm open plan living/dining room with panoramic windows and three doors opening out onto the garden and paved furnished areas facing north, west and south. The living room with typical fireplace also has satellite TV with DVD. WFI is accessible in this main living/dining room area.

Across from the dining area, partially separated by 3 beautiful brick columns, is a wide work table that separates the dining area from the kitchen itself. The kitchen is fully equipped with gas range, ventilated oven, 2 counter fridges, another large 230 litre fridge with freezer, dishwasher, toaster, American coffee machine and other kitchen robots and appliances.

A door next to the kitchen opens into a hall with door to a utility WC and door to a suite with double bed and door to the outside. The bedroom has an en suite bathroom with bathtub, two washbasins, and WC. Another door near the kitchen remains closed. Back in the entrance hall, the door on the right opens into a spacious suite with double bed, door to the outside garden, and en suite bathroom with shower stall, two washbasins and WC.

The stairs in the hall culminate in a landing with wardrobes and a series of doors. The first door on the left opens into a spacious 33 sqm suite with double bed, study corner and three windows. There is an en suite bathroom with shower stall, two washbasins and WC. A door in this bedroom opens onto a landing overlooking the stairs. Across the landing is a door that remains closed.

The second door on the left opens into a double bedroom (20 sqm) with en suite bathroom with shower stall, washbasin and WC. On the right of the hall is the door to the last double bedroom (30 sqm) with en suite bathroom with shower stall, two washbasins and WC. The furnishings are comfortable with abundant use of solid oak pieces.

The windows are all in tempered glass and there are shutters throughout. Central heating is with gas and it is set into the floors. Gas is payable on consumption during heating season together with firewood (both for the fireplace and for the barbecue pit as needed). A cell phone can be requested by guests and they will pay the phone charge cards directly to the key holder. A baby cot and high chair are provided.

The local stone, either grey or white has been used throughout the inside and outside of the Villa. It was restored with careful eye to the preservation and valorisation of the materials that could be saved: the cotto floors, the wood beamed ceilings and the huge stone fireplace that develops on two floors of the Villa.

Services: Luxury Villa, Independent Villa, Swimming pool, Telephone Available, Central Heating, Maid Service, Wi-Fi, Domestic animals are NOT allowed.

Town: SANT'IPPOLITO

Province: P.U.

Persons: 10 / 0

Description - R.C. 151701 - 300 MQ

Kitchen - living room - dining room - 5 double bedrooms - 5 bathrooms - WC

This beautiful Villa was recently restored and completely rebuilt. The building materials are stone and brick and it was originally a hunting lodge built in 1742 by a Tuscan nobleman who used to sojourn there when hunting the rich fauna of the Marche Region. The hilltop position allows you to dominate the soft surrounding hills and valleys with the occasional sparse farmhouse off in the distance. The Villa is reached by 1.25 kms of good dirt track.

The closest town is at 3.5 kms and hosts a typical restaurant. S.Ippolito and Barchi are both at 5 kms and offer small supermarkets and basic facilities. Fossombrone at 12 kms offers all services and shops. The city of Fano is at 22 kms, with the seaside at 23 kms. Acqualagna, famous for its truffles, is also at 23 kms. Urbino, magnificent Duchy of the Montefeltro family, is at 25 kms. The historic city of Pergola is also worth a visit and it is 27 kms away. Ancona airport is an hour's drive away at 75 kms.

Horseback riding is at 3 kms, and golf courses are at San Lorenzo in

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 2.265,00	€ 2.265,00	€ 3.360,00	€ 3.930,00
American Dollar	\$ 2.540,00	\$ 2.540,00	\$ 3.760,00	\$ 4.400,00

[Go back](#)

LA CONTESSA

[Homepage](#) > La Contessa



splendors of the historical section of the villa and the park. The villa is a beautiful and untouched example of Renaissance architectural balance. The enormous 16th century complex in Palladian style is structured with a central main building which is flanked on both sides by arcaded wings (one of which on the left of the picture, houses La Contessa apartment) which frame an "Italian" style garden with a fountain, Greek mythical statues, flower beds, lawns and bushes.

The park (70.000 sqm) is fully fenced in and rich in wonderful plants pleasantly framed by long rows of hornbeams, lime trees and oak trees, which meet in front of a lovely dove cote, a chapel and a large fish pond with running water. Other areas consist of woods with century-old trees and numerous statues depicting realistic fairy-like animals and humans. The front of the property borders with a local road with moderate traffic. Close to the main building, in a garden separated from the main park and for exclusive guest use, is a 9 x 6 meter (1.60 meter deep) swimming pool, open May 1st through October 1st, surrounded by oleanders, roses and hydrangeas.

The garden is complimented by a patio equipped with garden furniture (a wooden table, ten chairs, six deck-chairs) and a barbeque/grill. A dressing room with pool towels, extra chairs and a small refrigerator is accessible from the private garden. Other amenities are a "Calcetto" field (inside the park) and three mountain bikes. There is ample parking by the apartment entrance.

The apartment develops on three floors. Main private access to the apartment is at ground floor through the porch of the left wing of the Villa. Past the main entrance door is a hall with marble stairs to the first floor. From the landing at the top of the stairs, two different sections can be reached, one on the right and one on the left. On the right is a hallway that leads to the dining room and to the kitchen, fully equipped with gas stove, electric ventilated oven, microwave, large fridge with freezer, dishwasher, toaster, kettle and other kitchen robots. An electric espresso coffee machine is made available on request. The large living room with 6 windows on three different sides of the structure can be reached both from the corridor and from the dining room. There is a well equipped open bar in the living room that also offers satellite TV, CD stereo reader and DVD player.

Back at the landing, the left section is mainly occupied by one suite that offers a double bedroom with a queen size bed, an ensuite complete bathroom with bathtub with fixed shower head and curtains, and a private sitting room. This bathroom has a washing machine and dryer in it. The entire suite has woodbeamed ceilings and the windows overlook the porch of the villa's wing.

Returning again to the landing, wooden stairs lead to the second and top floor. Here a gallery provides access to three bedrooms. The first door opens into a double bedroom with queen size bed. A walk-through wardrobe leads to the ensuite complete bathroom with bathtub with fixed shower head and curtain. The second door opens into another double bedroom with queen size bed. The third door leads to a sitting room with CD player. A door in the sitting room opens into a large twin bedded room. The last two bedrooms share a complete bathroom with bathtub with fixed shower head and curtain that is reached from the sitting room. All the windows on this floor overlook the main Italian style garden and the Villa's façade.

The apartment is elegantly decorated with period furniture and some antiques that belong to the family since the 16th century. Combined with new matching furniture, they create a warm and welcoming ambient. The apartment was restored and partially refurbished in 2004. The walls have original marble plaster surfaces and most rooms have parquet floors and plaster decorated ceilings, while the bathrooms boast hand painted "Vietri" tiles and high standard bath fittings.

The rental price includes: air conditioning (all bedrooms have individual climate control), maid service, linen, bath towels and pool towels (the maid comes on Wednesdays and Saturdays and that is also when the linen is changed), Wi-Fi Internet Access, bar with spirits and liqueurs, and reservation service (for restaurants, theatres, museums, excursions, etc.) by courtesy of the owner.

To be paid separately on the premises are: telephone, fax, heating (October 1st -April 30th, charged at Euros 20,00 per day), final cleaning (weekly stays) at Euros 140,00. Available on request, and preferably at time of booking: baby bed, crib, high chair (charged at Euros 35,00 per week). Extra bed can be provided and costs Euros 100,00 per week. Outside laundry service can also be provided and is charged at Euros 15,00 per washing machine load (4 kgs) - Euros 50,00 with ironing service. Extra maid service costs Euros 15,00 per hour. Lunch and dinner service with personal chef costs Euro 35,00 per person.

Laptop PC can be rented at Euros 60,00 per week and a portable car navigator can be rented at Euros 10,00 per day or Euros 40,00 per week. There is the owner's wine selection for sale at the property. Other services that can be provided are: personal shopper, tours with guides and lecturers, transfer service from/to airports, train stations, and other destinations.

Services: Luxury Villa, Swimming pool, Telephone Available, Central Heating, Local Produce for Sale, Maid Service, Domestic animals are NOT allowed.

Town: PADOVA

Province: PD

Persons: 8 / 0

Description - R.C. 151801 - 400 MQ

Kitchen - dining room - 2 living rooms - 3 double bedrooms - 1 twin bedded room - 3 bathrooms

Beautiful independent apartment that occupies part of a wing of a Palladian Villa built in the second half of the 16th century by one of the most powerful and noble families of Venice. The Villa has always been a private home, a place of glamour and elegance; always open to convivial pleasure and at the same time a warm welcoming home.

The property is centrally located and the ideal place to stay for those who wish to visit Veneto and in particular the Palladian Villas along the Brenta River, Venice (40 kms), the little jewel of Treviso (20 km), and Padova, rich in history and art treasures, which is also at 40 kms. At no more than ten minutes from the property, in different directions, are: a bar, a minimarket, a church, a bank, a train station and a restaurant. At 10 kms are a shopping mall and a supermarket. Fishing (2 kms), Tennis (5 kms), Bird watching - Nature Sanctuary (5 kms), Golf course at 15 kms (18+9 holes), Indoor Go-karting (20 kms).

The owners, who occupy another wing of the villa, are quite happy to accompany their guests, during their stay, through the refined

Price Lists	01/01/20 - 14/03/20	14/03/20 - 16/05/20	16/05/20 - 26/09/20	
	31/10/20 - 02/01/21	26/09/20 - 31/10/20		
Euro	€ 4.235,00	€ 5.290,00	€ 6.350,00	-
American Dollar	\$ 4.740,00	\$ 5.920,00	\$ 7.110,00	-

[Go back](#)

VILLA DIANE

[Homepage](#) > Villa Diane



and offers all services, food shops (the "Emporio" to name one, which can also do home deliveries at no extra charge), bars, pizza places and restaurants. There are very interesting paths (like the famous Path of the Gods) along the coast and those who are interested in trekking will certainly enjoy them.

The owners, who live nearby, own a Hotel in Praiano: they speak English, German, French, and Italian and will be happy to assist their guests with any possible advice or information on visits (including local English speaking guides), itineraries, transfers, etc. They can also organize tailored excursions via sea or land on request.

Not far from the Villa is a very practical bus stop that connects Praiano to all the other centres of the Amalfi Coast. Especially in the Summer, we strongly advise guests to use public transportation because car parks are very few, hard to find and rather expensive. Those guests who prefer to rent a car for their excursions, can ask the owners to arrange a rental with English speaking driver. On request, they can organize a transfer for guests from Naples to Praiano (cost is 100,00 Euros for up to 3 persons and 150,00 Euros for up to 6 persons).

The "La Praia" Beach (gravel and pebbles) is a 5 minutes walk from the Villa and there you can swim, sunbathe, or take a boat to reach the various localities along the coast and the islands via sea. There are also a Scuba Diving Centre, a Water Taxi service and a Boat Rental facility. The beach also offers a number of Bars and Restaurants where they serve excellent local food and pizza: let us not forget that pizza is the result of Neapolitan creativity!

The property cannot be reached by car, that needs to be parked at about 15 minutes walk from the house, which is reached through the narrow roads and steps that give access to the houses of the residents. The Villa occupants can book a parking space through the owners that will be charged by the administration at Euros 100,00 per week.

Like most houses in this area Villa Diane is accessed directly from the road where the private parking is. From the road, and typical to this area, instead of climbing stairs, apartments are accessible by going down steps along the sloping coast. The villa develops on three floors that occupy the typical almost vertical terraced landscape that from the mountains in the background cut the coastline horizontally as far down as the seaside.

The property has recently been restored and all materials used are health friendly. Hot water is provided by a solar panel system. Floor tiling, both inside and outside the Villa, consists of local hand made pink cotto fired in wood burning kilns.

The private entrance to the property is from a private terrace (60 sqm) next to the kitchen. The entrance door is into an open plan room divided into separate areas. On the left are steps that lead down to the lower level where the bedrooms are. Another door next to the entrance is into a utilities room with washing machine and ironing equipment.

The open plan room is partially occupied by the living/dining areas with satellite TV, DVD, WIFI. Another section of the room hosts the kitchen, which is complete with gas stove (4 burners), electric oven, microwave, grill, dishwasher, fridge with freezer, toaster, and American style electric coffee machine. A door in the living area opens onto a utilities bathroom (wash basin and WC). Two very luminous panoramic glass doors open onto the terrace that offers an incredible view over the sea.

The terrace is equipped with table and chairs and garden furniture and partly shaded by a beautiful Wisteria and Bougainvillea pergola. Lounge chairs and a BBQ are also available in this covered area.

Down the steps that connect the main entrance to the lower level, is a landing with two doors that open into two double bedrooms (both with beds that cannot be separated) and both with ensuite complete bathrooms, one with shower stall and one with both Jacuzzi bathtub and separate shower box.

Both bathrooms have windows. Both bedrooms have glass doors that give access to a second terrace (60 sqm) equipped with sun beds, loungers, chairs and table. This terrace has a vine pergola that provides a shaded area.

The internal stairs lead down to the ground floor studio room with a large panoramic window and double bed. When the house is booked in the version for 4 persons, this room will not be offered as a bedroom.

An extra mid-week linen change is included in the price and your luggage will be carried up from the parking area to the house by the staff. There is a final cleaning fee charged at 100 Euros for 4 persons and 120 Euros for 6 persons. Local Town sojourn fee may apply.

There is a vegetable garden that crowns the house, with fruit trees that provide lemons, oranges, tangerines, plums, figs, apricots, peaches and pomegranates according to the season. The house is tastefully and comfortably furnished with a mixture of modern and antique pieces.

Services: Independent Villa, Telephone Available, Central Heating, Maid Service, Domestic Animals Allowed, Wi-Fi.

Town: PRAIANO

Province: SA

Persons: 6 / 0

Description - R.C. 160201 - 150 MQ

Kitchen corner - living/dining room - 2 double bedrooms - studio room with double bed - 2 bathrooms - WC

Villa Diane is an independent house that, like the large majority of houses on the Amalfi Coast is South oriented with incredible views as far the eye can see over the Tyrrhenian Sea and the Coastline villages. The Villa enjoys one of the most tranquil locations in the cliff-town of Praiano (10 minutes away on foot), that is located along the coastal road that connects to Sorrento, Positano, Amalfi, Ravello and Salerno.

Praiano, perhaps less renown than the other mentioned localities, with its stone steps and the narrow lanes has been listed by UNESCO among the locations in the world to be preserved as a cultural legacy for future generations and it is an enchanted and enchanting place.

Positano is at 7 kms, Amalfi at 9 kms, Ravello at 12 kms, Pompei at 30 kms, Napoli and Capri at 40 kms, and Paestum at 45 kms. "La grotta dello Smeraldo" (of naturalistic interest) is at 3 kms.

The centre of Praiano is at about 10 minutes walk from the properties

Price Lists	01/01/20 - 23/05/20	26/09/20 - 02/01/21	23/05/20 - 26/09/20	
Euro	€ 2.655,00	€ 2.655,00	€ 2.970,00	-
American Dollar	\$ 2.970,00	\$ 2.970,00	\$ 3.330,00	-

[Go back](#)

VILLA DIANE

[Homepage](#) > Villa Diane



and offers all services, food shops (the "Emporio" to name one, which can also do home deliveries at no extra charge), bars, pizza places and restaurants. There are very interesting paths (like the famous Path of the Gods) along the coast and those who are interested in trekking will certainly enjoy them.

The owners, who live nearby, own a Hotel in Praiano: they speak English, German, French, and Italian and will be happy to assist their guests with any possible advice or information on visits (including local English speaking guides), itineraries, transfers, etc. They can also organize tailored excursions via sea or land on request.

Not far from the Villa is a very practical bus stop that connects Praiano to all the other centres of the Amalfi Coast. Especially in the Summer, we strongly advise guests to use public transportation because car parks are very few, hard to find and rather expensive. Those guests who prefer to rent a car for their excursions, can ask the owners to arrange a rental with English speaking driver. On request, they can organize a transfer for guests from Naples to Praiano (cost is 100,00 Euros for up to 3 persons and 150,00 Euros for up to 6 persons).

The "La Praia" Beach (gravel and pebbles) is a 5 minutes walk from the Villa and there you can swim, sunbathe, or take a boat to reach the various localities along the coast and the islands via sea. There are also a Scuba Diving Centre, a Water Taxi service and a Boat Rental facility. The beach also offers a number of Bars and Restaurants where they serve excellent local food and pizza: let us not forget that pizza is the result of Neapolitan creativity!

The property cannot be reached by car, that needs to be parked at about 15 minutes walk from the house, which is reached through the narrow roads and steps that give access to the houses of the residents. The Villa occupants can book a parking space through the owners that will be charged by the administration at Euros 100,00 per week.

Like most houses in this area Villa Diane is accessed directly from the road where the private parking is. From the road, and typical to this area, instead of climbing stairs, apartments are accessible by going down steps along the sloping coast. The villa develops on three floors that occupy the typical almost vertical terraced landscape that from the mountains in the background cut the coastline horizontally as far down as the seaside.

The property has recently been restored and all materials used are health friendly. Hot water is provided by a solar panel system. Floor tiling, both inside and outside the Villa, consists of local hand made pink cotto fired in wood burning kilns.

The private entrance to the property is from a private terrace (60 sqm) next to the kitchen. The entrance door is into an open plan room divided into separate areas. On the left are steps that lead down to the lower level where the bedrooms are. Another door next to the entrance is into a utilities room with washing machine and ironing equipment.

The open plan room is partially occupied by the living/dining areas with satellite TV, DVD, WiFi. Another section of the room hosts the kitchen, which is complete with gas stove (4 burners), electric oven, microwave, grill, dishwasher, fridge with freezer, toaster, and American style electric coffee machine. A door in the living area opens onto a utilities bathroom (wash basin and WC). Two very luminous panoramic glass doors open onto the terrace that offers an incredible view over the sea.

The terrace is equipped with table and chairs and garden furniture and partly shaded by a beautiful Wisteria and Bougainvillea pergola. Lounge chairs and a BBQ are also available in this covered area.

Down the steps that connect the main entrance to the lower level, is a landing with two doors that open into two double bedrooms (both with beds that cannot be separated) and both with ensuite complete bathrooms, one with shower stall and one with both Jacuzzi bathtub and separate shower box.

Both bathrooms have windows. Both bedrooms have glass doors that give access to a second terrace (60 sqm) equipped with sun beds, loungers, chairs and table. This terrace has a vine pergola that provides a shaded area.

The internal stairs lead down to the ground floor studio room with a large panoramic window and double bed. When the house is booked in the version for 4 persons, this room will not be offered as a bedroom.

An extra mid-week linen change is included in the price and your luggage will be carried up from the parking area to the house by the staff. There is a final cleaning fee charged at 100 Euros for 4 persons and 120 Euros for 6 persons. Local Town sojourn fee may apply.

There is a vegetable garden that crowns the house, with fruit trees that provide lemons, oranges, tangerines, plums, figs, apricots, peaches and pomegranates according to the season. The house is tastefully and comfortably furnished with a mixture of modern and antique pieces.

Services: Independent Villa, Telephone Available, Central Heating, Maid Service, Domestic Animals Allowed, Wi-Fi.

Town: PRAIANO

Province: SA

Persons: 4 / 0

Description - R.C. 160202 - 150 MQ

Kitchen corner - living/dining room - 2 double bedrooms - studio room with double bed - 2 bathrooms - WC

Villa Diane is an independent house that, like the large majority of houses on the Amalfi Coast is South oriented with incredible views as far the eye can see over the Tyrrhenian Sea and the Coastline villages. The Villa enjoys one of the most tranquil locations in the cliff-town of Praiano (10 minutes away on foot), that is located along the coastal road that connects to Sorrento, Positano, Amalfi, Ravello and Salerno.

Praiano, perhaps less renown than the other mentioned localities, with its stone steps and the narrow lanes has been listed by UNESCO among the locations in the world to be preserved as a cultural legacy for future generations and it is an enchanted and enchanting place.

Positano is at 7 kms, Amalfi at 9 kms, Ravello at 12 kms, Pompei at 30 kms, Napoli and Capri at 40 kms, and Paestum at 45 kms. "La grotta dello Smeraldo" (of naturalistic interest) is at 3 kms.

The centre of Praiano is at about 10 minutes walk from the properties

Price Lists	01/01/20 - 23/05/20	26/09/20 - 02/01/21	23/05/20 - 26/09/20	
Euro	€ 2.345,00	€ 2.345,00	€ 2.655,00	-
American Dollar	\$ 2.630,00	\$ 2.630,00	\$ 2.970,00	-

[Go back](#)

Residential complex "BELSOLE"

BELSOLE - This country villa with swimming pool and 5,000 sqm of landscaped and gated gardens is situated in the Marche Region of Italy on a hillside above the Adriatic Sea. Belsole is surrounded by vineyards, olive groves, beautiful medieval fortress hill towns and it is just 10 kms from the velvet beaches of Senigallia, a renowned seaside resort famous for the ever popular "Summer Jamboree" or just 2 kms from the Hamlet of Morro d'Alba, well known for its award winning red wine "Lacrima di Morro d'Alba". The towns of Gubbio, Urbino, Loreto, Ancona and the Republic of San Marino are all within an hour's drive.

Belsole is a Country House located near the town of Morro D'Alba (with all shops, facilities and restaurants), with easy access to and from the airport of Falconara, Ancona at 15 kms. This antique 1860's villa and birthplace of the famed contemporary artist Enzo Cucchi, has been completely renovated and divided into 4 large, separate and fully furnished apartments. Three are offered for vacation rental, while the fourth is occupied by the owners. It is the perfect location to experience Italy at its finest.

Belsole's unique layout lends itself to two separate uses: as single independent apartments, that can be rented separately or combined connecting the apartments with a bed total of 18.

The owners are very helpful and can provide guests with all kinds of tips and assistance. They offer a menu of daily excursions that include wine tastings, olive grove and oil-pressing visits, ceramic classes in Gubbio, horseback itineraries, mountain excursions or lazy days at the beach! All of course followed by lunch in local restaurants offering regional specialties! All in all, everything you need to enjoy your Marchigian hillside vacation. The owners speak English. Do ask them to tell you what beaches are the best and where discounts are possible. They can book your day at the beach if you ask them.

The Tempio and the Torre apartments are on the second floor of the villa: one to the right and one to the left on the same landing where you arrive by a stairwell through the ground floor atrium entrance way. The entrance way area includes a large living room with couch and 2 armchairs and coffee table. The Gelso apartment is at ground floor with its entrance way in the atrium.

The grounds and garden are completely fenced in and gated. Entrance to the property is through an electric gate onto the grounds where there is ample shaded parking for 6 to 8 automobiles.

At ground floor, the front portico porch has seating and the possibility to dine al fresco for 10 people, while the 4 x 10 meter swimming pool (1.6 meters depth) is in the front garden just off of the portico and is surrounded by ancient Mulberry trees that offer a cool breeze and shade along with the many umbrellas and chaise lounges. Off to one side of the pool there are 10 olive trees and a fountain with fresh water. The back garden is more private with tables, chaise lounges and umbrellas, shaded areas and a wishing well. On the garden grounds there are a total of 92 trees of 20 different species.

The outside garden spaces are designed in such a way that each apartment has its own private, furnished area. Near the pool is a Gazebo with seating, there are barbecue grills provided, and a wood burning oven outside for cooking pizza. There is a baby cot available, WFI and free central gas heating . Air-conditioning is also available and charged at 5 Euros per day if used.

The apartments are very comfortably furnished and have mosquito screens, fans, complete kitchens with American coffee machines and microwaves. Maid service is available on request and in-house meals can be provided. Dogs are allowed at the flat fee of 50 Euros per week.

LA TORRE

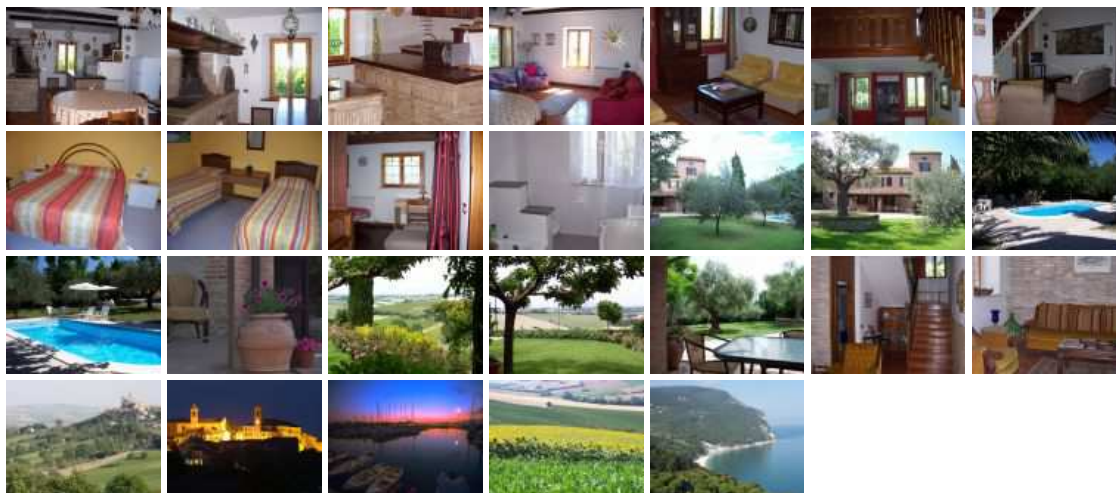


Town: MORRO D'ALBA

Province: AN

Persons: 6 / 8

Description: R.C. 170101 - 150 MQ



Kitchen - dining room - 2 living rooms - sitting room with sofa bed - 1 double bedroom - two twin bedded rooms - 1 bathroom

This apartment is to the left at the top of the stairs. From the landing, you enter directly into 2 large living rooms with couches and armchairs and coffee tables to your left and right that then leads into the large, fully equipped kitchen with central island that is complete with wood burning oven, grill top/fireplace, gas range, microwave, and large fridge with freezer. To the right of the kitchen is the dining room with table seating for 8 and another sitting room area with a pull out couch that sleeps 2 people, and 2 comfy chairs.

Heading back through the living rooms you find a stairway heading to the upstairs bedrooms and bathroom. The bathroom is complete and has both bathtub and shower stall. To your right is the master bedroom with a double bed, to your left is another bedroom that has 2 single beds that can be reunited if needed and then the loft area at the top of the stairs which is smaller and has a trundle bed that can be set up as double or twins on request.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.640,00	€ 1.640,00	€ 2.190,00	€ 2.190,00
American Dollar	\$ 1.840,00	\$ 1.840,00	\$ 2.450,00	\$ 2.450,00

IL TEMPIO

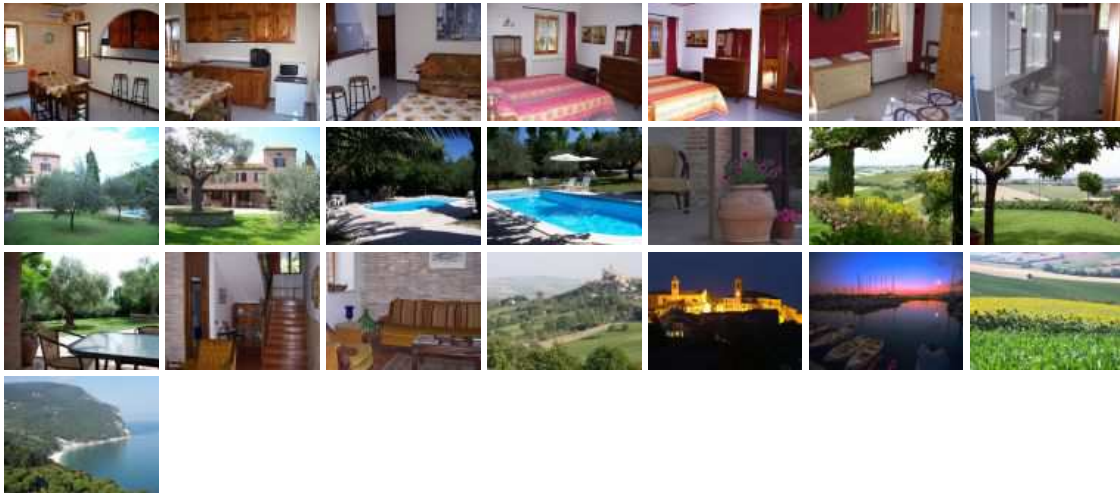


Town: MORRO D'ALBA

Province: AN

Persons: 4 / 6

Description: R.C. 170102 - 90 MQ



Kitchen - dining room - living room with sofa bed - 1 double bedroom - 1 twin bedded room - 1 bathroom

This apartment is to the right at the top of the stairs. From the landing, you enter into a small hall off of which you find the complete bathroom with both bathtub and shower stall, on your right and directly across the hall, a large bedroom with 2 singles that can be reunited if needed.

Up two steps from the entrance hall and you are on the main floor opening directly into the dining room with seating for 6 and living room with a pullout couch (sleeps two), that then leads into the fully equipped kitchen with gas range, gas oven, microwave, and fridge with freezer section. Going back through the living room you find off to the left the second bedroom which is very large with a double bed.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 1.095,00	€ 1.095,00	€ 1.640,00	€ 1.640,00
American Dollar	\$ 1.230,00	\$ 1.230,00	\$ 1.840,00	\$ 1.840,00

IL GELSO

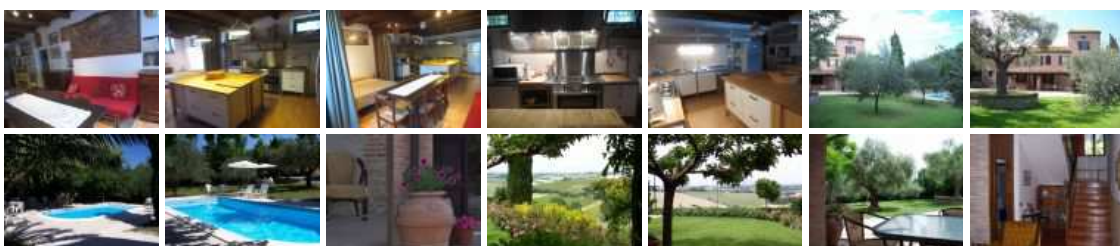


Town: MORRO D'ALBA

Province: AN

Persons: 2 / 4

Description: R.C. 170103 - 50 MQ





Kitchen - living/dining room with double bed and double sofa bed - 1 bathroom

The Gelso apartment is on the ground floor. It is a large one bedroom open-space concept, tastefully divided into a large fully equipped kitchen, bedroom with a double bed, sitting area with double sofa bed, bathroom with washbasin, toilet and shower, and a private outdoor seating area directly in front of it under the large Mulberry tree.

Price Lists	11/04/20 - 18/04/20 19/12/20 - 02/01/21	01/01/20 - 11/04/20 18/04/20 - 30/05/20 26/09/20 - 19/12/20	30/05/20 - 29/06/20 29/08/20 - 26/09/20	29/06/20 - 29/08/20
Euro	€ 875,00	€ 875,00	€ 1.095,00	€ 1.095,00
American Dollar	\$ 980,00	\$ 980,00	\$ 1.230,00	\$ 1.230,00

BOOKING FORM

Please print this form, fill it in and fax it to Viaggi il Cocomero at (Italy) +39 0577 740950 (Dial as is without dropping the 0 in the area code). Before signing it make sure that you have read the Booking Conditions and that the Booking Form is completely filled in.

Last name	_____	First name	_____
Birthdate	_____	Birthplace	_____
Occupation	_____	Nationality	_____
Address	_____	Town	_____
Post Code	_____	State/Country	_____
Office Tel	_____	Home Tel	_____
Fax number	_____	Mobile Tel	_____

I wish to book the following house/s for the following dates:

	Name of house/s:	Dates from Saturday to Saturday:
A	_____	_____ to _____
B	_____	_____ to _____
Reference code A is	_____	Reference code B is _____

My party consists of _____ + _____ children (birthdates please). Names are listed below:

Type of Domestic animal (where allowed) _____

Payment: Cashier's Cheque / Swift Bank transfer _____

I declare that I have read and accept the Booking Conditions.

Full Signature _____ Date _____

BOOKING CONDITIONS

1)	Booking Contracts are effected in the name and on behalf of the owners at the prices listed in the price lists attached to this catalog. Prices were established according to market conditions at time of going to print. Should these market conditions suffer important changes, we reserve the right to modify our prices accordingly. Unless otherwise stated, bookings are for a minimum of one week and run from Saturday to Saturday.
2)	A deposit of 50% of the total letting price is payable at the time of booking and the balance is due no later than 60 days prior to the beginning of the letting period.
3)	For bookings made less than 60 days prior to the beginning of the letting period, the payment must be made in full.
4)	The booking contract comes into effect when Viaggi Il Cocomero is in receipt of the completed Booking Form, and full payment under clauses 2 and 3 hereof and when the client has received a written confirmation of booking. All bookings are rendered confirmed in Italy.
5)	At least 15 days prior to the start of the letting period, providing all payments have been received, the client will be sent a road itinerary to the house and a voucher that serves as entrance pass to the house and must be shown to the keyholder on arrival. The voucher lists the client's name, the number of persons in his party, and the extra costs not included in the Booking Contract such as heating. The road itinerary lists the house address, name of the keyholder, eventual telephone number, and precise directions to the house.
6)	The client must arrive Saturday, between 4.00 and 6.30 pm. If the client is late, advance notice must be given. If no notice is given, the keyholder is not held to wait for the clients after the arrival time has passed. It is up to the keyholder's discretion to decide whether or not to allow clients to enter the house at times other than those stated and may ask the client for reimbursement of expenses incurred. Viaggi Il Cocomero declines all responsibility in the matter.
7)	On arrival the client must pay a damages deposit of € 260 (Euro or equivalent amount in a known currency) to the keyholder. Failure to pay the deposit can result in the keyholder refusing entrance to the house.
8)	Only those persons stipulated in the Booking Form may stay at the house and the total number of such persons must not exceed the authorized number stated in the house description. Please note this includes children. Should the keyholder find more persons than those stated, it is totally up to his discretion to ask the clients to vacate the house.
9)	The client signing the contract is responsible for the correct and decent behavior of his party. Should the client and his party behave in a manner that is not acceptable by civilized standards, the keyholder may ask the client and his party to vacate the house.
10)	Viaggi Il Cocomero will consider the Booking Contract null and void after notification by the keyholder of violations according to clauses 6, 7, 8 and 9 hereof. No reimbursement will be paid.
11)	The client and his party must vacate the house between 8.00 and 10.00 am. on the date of departure without exceptions.
12)	The cautionary deposit will be returned in full to the client at the end of the holiday period less any deductions made by the keyholder for damages caused to the house, its garden area, the internal and external furnishing (fair wear and tear excepted), heating costs and any extra expenses incurred during the holiday period and still outstanding at the date of departure.
13)	Cancellation charges will be levied as follows: 10% of total price if cancellation is made 90 days or more prior to the beginning of the letting period; 50% of total price if cancellation is made between 90 and 60 days prior to the beginning of the letting period; full amount if cancellation is made less than 60 days prior to the beginning of the letting period. Cancellations must be made in writing and will be calculated from the date of receipt by Viaggi Il Cocomero. Should the house be re-let, Viaggi Il Cocomero will refund the total amount less 10%.

14)	If as result of events outside of the owner's control, the house booked should no longer be available, Viaggi Il Cocomero will immediately notify the client and either reimburse the client the entire amount or, if so instructed, book the client into an alternative house. If the price of the alternative house is less than that originally paid, the client will be reimbursed the difference. If the price is more than that originally paid, the client must pay the difference in accordance with clauses 2 and 3 hereof.
15)	Viaggi Il Cocomero cannot be held responsible after going to print for changes and modifications effected by the owner to the house without giving due notice, nor for the state of cleanliness, for the furnishings, fittings and house equipment which are the owner's direct responsibility. Any complaints must be made by telephone or in person to Viaggi Il Cocomero within 48 hours of arrival and followed by a written confirmation addressed to the house owner and C/O Viaggi Il Cocomero. Viaggi Il Cocomero will forward all complaints to the owner and provide clients with the owner's complete address and name of his legal council. Complaints lodged at the end of the holiday period will not be taken into consideration. Clients who abandon the house without authorization from Viaggi Il Cocomero lose all rights to any eventual refund or rebate.
16)	In the event of any dispute concerning the terms and conditions of this contract, the court of law of Siena will have jurisdiction. In any and all controversies, Italian law will apply. On signing the Booking Form the client totally and unconditionally accepts these Booking Conditions.

