



**CHIANTI  
& MORE**

**MERCATALE (Province of Florence)  
REF. 125**

The luxurious villa with five bedrooms plus the adjacent barn with one more bedroom, has been furnished considering all criteria which preserve the traditional character of the house and at the same time to create the most of a comfortable and relaxing stay.

The villa can be booked with five bedrooms and also with six bedrooms including the barn. In case you do not require the barn with the sixth bedroom, it will be locked during your stay.

Arriving at this high-end villa crossing the ridge of a hill and entering the gate, you will immediately enjoy the variety of plants, colours and scents that surround you. The villa has a private park including a vegetable garden and an orchard. Stonewalls, flowerbeds and a variety of plants are the result of a special care that belongs to the culture of Tuscan gardening. The park also includes the beautiful swimming pool.

Closest village	Mercatale Val di Pesa (3 km), Province of Florence
Distances	Mercatale Val di Pesa, 3 kms with shops, restaurants, a bank, post office, pharmacy, cafe and supermarket. Florence 30 kms, Florence Airport 35 kms Siena 50 kms, San Gimignano 37 kms Greve in Chianti 18 kms
Sleeps max.	Villa: 10 (+2) persons Barn: 2 persons
Bedrooms:	5 bedrooms (of one twin) at the villa, upon request one sofa bed 1 bedroom at the barn
Bathrooms	5 full bathrooms at the villa (all ensuite) 1 full bathroom at the barn (ensuite)
Interior space	about 350 sqm over several levels
Ground floor	Entertaining area: spacious dining room open onto the garden with a large fireplace, two kitchens well equipped for all culinary needs and several rooms perfect for various activities like reading, watching television, enjoying a good glass of wine, etc... while maintaining a cosy atmosphere and its own privacy. slightly elevated: comfortable double bedroom with a bathroom

1st floor	four bedrooms (three doubles and one twin) All bedrooms are equipped with a private bathroom; wide living and sitting area with a large and typical Tuscan fireplace. The salon is bright and is usable as a reading and resting area, but also as a studio. The whole first floor is provided with air conditioning
Barn	The barn is located a few meters outside the main building of the Villa and it offers additional accommodation for two persons in a charming and typical atmosphere. Ground floor: big open room with a lounge, a fireplace, a kitchen and its bathroom. On the loft: suggestive bed room with a special lighting.
Garden Patio Swimming Pool	Meticulously kept, very spacious Loggia and patio, stunning outside dining area Very scenic, covered in mosaic decoration and surrounded by rolling Tuscan hills, providing an extremely suggestive atmosphere. Enjoy a relaxing water massage in a smaller circular pool adjacent to the main pool. The area is provided with changing rooms and showers Open from 30 April to 5 October
Gym Views Location Pets Parking lot Kitchen equipment Washing machine Telephone Internet TV Bluetooth Air Conditioning Weekly rates	Very well equipped, located in the villa Stunning, onto the Chianti landscape Very private Upon request Yes Oven, big refrigerator with freezer, microwave, dish washer, toaster, American coffee maker Yes and dryer Yes Yes, wifi Yes, SAT, SmartTV in the livingroom Yes Yes, also window screens 6 January 2024 to 5 April 2024 Villa Euro 6930.-, Barn Euro 1050.-  6 April 2024 to 31 May 2024 Villa Euro 11.155.-, Barn Euro 1.510.-  1 June 2024 to 6 September 2024 Villa Euro 12.860.-, Barn Euro 1835.-  7 September 2024 to 25 October 2024 Villa Euro 11.155.-, Barn Euro 1.510.-  26 October 2024 to 24 December 2024 Villa Euro 6930.-, Barn Euro 1050.-  25 December 2024 to 12 January 2025 Villa Euro 12.860.-, Barn Euro 1835.-
Inclusive	Maid service 5 hours on Monday, Wednesday and Friday Bed linens are changed on Saturday Bath linens and pool towels are changed on Wednesday and on Saturday Pool towels, wifi Internet, parking, use of gym, use of mountain bikes Welcome basket for the first breakfast Vegetarian light welcome dinner (lasagne, wine, water, bread, fruit)
Exclusive payable on spot	and the Sofabed Euro 200.- per person / week (when extra to 6 bedrooms), Baby bed (0-3 years) Euro 100.- / week (when extra to 6 bedrooms) final cleaning Euro 350.- villa, final cleaning Euro 150.- barn Late arrival (after 7 pm): Euro 100.- Heating (gas meter) Electricity (electricity meter)

Breakage deposit  
& More

Tourist tax Euro 2.- per person over 14 years per night for a max of 7 nights  
Additional maid service Euro 20.-  
First shopping service Euro 25.- + groceries  
Euro 1.500.-  
Views! Location! Equipment!  
Pool towels, hair dryer provided, screens at the windows