



MONTELOPIO (Province of Pisa) REF. 114

Located in a lesser known part of Tuscany, undiscovered by most of the visitors, the villa, on the outskirts of the medieval village of Montelopio, is idyllically located in a beautiful, lush and varied landscape dotted with olive groves, vines, fields of wheat and sunflowers.

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

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

The villa is a traditional 1800 Tuscan farmhouse converted with great attention to detail by the owners. The original features such as the terra cotta flooring, chestnut wooden beams and stone walls enhance the modern restoration to provide a comfortable environment.

Suitable for	Large families, groups of friends, anyone who wants to combine exploring the art cities with quiet days lounging by the pool
Activities	Walking, swimming, wine tastings, sightseeing
Closest village	Montelopio (1 km), Fabbrica di Peccioli (5 km)
Distances	Restaurant 800 m (walking distance), Volterra 20 km, San Gimignano 29 km, Pisa 48 km, Lucca 49 km, Siena 68 km, Florence 73 km, beach 48 km, Spa (Casciana Terme) 25 km, tennis 7 km, golf 12 km, horse riding 4 km Railway station (Pontedera) 20 km Pisa airport 45 km Florence airport 73 km.
Sleeps max.	8 persons + 3 persons on extra beds
Bedrooms:	4 bedrooms of which 3 can be transformed in twins or otherwise 2 can be transformed also in triples
Bathrooms	5 full bathrooms of which four ensuite with shower, one bathroom for disabled
Interior space	About 300 sqm
Ground floor	kitchen, living room with sofas, armchairs and satellite TV, bathroom equipped for disabled; double bedroom (or twin beds) with satellite TV and en suite bathroom with shower.
1st floor	A stone and wrought iron staircase leads to the first floor and the bedrooms:

Two twin bedded rooms (which can be transformed into triples), one double bedroom (a single bed can be added in this room) each with an en suite bathroom with shower, open fireplace and satellite TV.

A spiral staircase leads to the "dovecote", a tower converted into a comfortable lounge offering a 360° panoramic view of the hilly landscape

Terrace	near the kitchen and living room there is a wrought iron pergola for outside dining, small rustic style hut open on 3 sides equipped for preparing meals and a barbecue or simply to relax
Swimming Pool	15m x 5m swimming pool with a depth from 40cm to 150 cm, with steps leading into the pool and a hydro-massage zone: just push the button to release the water jets for a soothing lower back and neck massage. At one side of the pool there is a small waterfall where the water is only 40 cm deep and therefore ideal for children
Views	Onto the lush countryside
Location	in the countryside, but not secluded
Pets	Yes, upon request Euro 50.- / week
Parking lot	Yes, within the fenced property
Kitchen equipment	Oven, big refrigerator, dish washer, coffee maker, toaster
Washing machine	yes
Telephone	yes
TV	Yes (satellite)
DVD	Yes plus central sound system with concealed speakers in every room
Air Conditioning	under-floor central heating and air conditioning throughout which can be adjusted as required in every room
Internet	wifi
Safe	yes
Weekly rates	upon request
Daily rates	Minimum 3 nights exclusively during the following dates: 4 th January to 7 th May and 17 th September to 24 th December Euro 519.- / night
Inclusive	water, gas, electricity, kitchen, bed and bath linen, final cleaning, wifi Internet
Exclusive and payable on the spot	Air conditioning (€ 0.45 per kw), heating (€ 4,50 per unit/cubic meter), local produce on sale (wine, olive oil, honey, etc.), Tuscan dinner upon request, delivery service: bread, pizza, pizza bread, cakes, croissant etc. (delivery every morning), extra change of linen Euro 15.- per person
Breakage deposit & More	Euro 400.- iron, ironing board, hairdryer, BBQ, gazebo, children's playground with swing, table tennis