



SAN GIUSTINO (Province of Arezzo) REF. 422

Completely new restored villa with all contemporary comfort in picturesque location. The private vacation home offers beautiful views, four bedrooms and an own pool. The vacation home belongs to a winery where the guests are very welcome to visit the interesting wine cellars, taste the products of the farm and walk through the well cared vineyards. The villa features original Tuscan materials, the interiors underline an elegant ambience. Do you like authentic Tuscan food prepared by a local cook? Dinners and wine tastings are prepared upon request in a separate dining room just a few metres from the villa.

Activities	Sightseeing, walking in the olive groves and vineyards, cooking, relaxing, grape harvesting, mountain biking
Suitable for	Families and groups of friends, nature and wine lovers
Closest town	San Giustino (3 km) with grocery shop, coffee bar
Distances	Loro Ciuffenna 5 km, Florence 30 km, Airport Florence 1 hour
Sleeps max.	8 people
Bedrooms:	4 double bedrooms
Bathrooms	4 full ensuite bathrooms, 1 guest bathroom
Interior space	about 160 sqm
Ground floor	entrance, kitchen with exit to the terrace, dining area (wintergarden), guest bathroom, laundry room
1st floor	(can be accessed from an internal and an external staircase): 4 double bedrooms each with ensuite bathroom Two of the bedrooms offer also a sofa bed, Two of the bedrooms have a fireplace Bright living room
Garden	Lawn around the pool, terrace, garden
Swimming Pool	4 x 10 metres plus children's pool 5 x 2 m
Views	Beautiful panorama onto the uncontaminated landscape
Location	Private, even if the villa belongs to a winery and in the hamlet there is located another rental property which is completely independent
Pets	Upon request
Parking lot	Yes
Kitchen equipment	Oven, dish washer, refrigerator and freezer, coffee maker, stove top, toaster
Washing machine	Laundry room
Telephone	no

Internet	Wifi Internet
TV	Yes – satellite in all bedrooms
DVD-Player	yes
Air Conditioning	no screens at the windows, fans in the bedrooms
Weekly rates	7th January 2017 – 9th June 2017 Euro 2000.- 10th June 2017 – 7th July 2017 Euro 2500.- 8th July 2017 – 25th August 2017 Euro 3250.- 26th August 2017 – 1st September 2017 Euro 2500.- 2nd September 2017 – 22nd September 2017 Euro 2000.- 23rd September 2017 – 3rd November 2017 Euro 1500.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, cleaning of 2 hours every other day, final cleaning, wifi Internet, towels changed twice a week, bed linen with weekly change, wine tasting
Exclusive and payable on the spot	Heating, additional maid service (Euro 12.-), dinners upon request, first shopping, tourist tax
Breakage deposit & More	Euro 500.- Completely new and comfortably restored, pool towels provided, hairdryers provided