



**CHIANTI  
&  
MORE**

## **CASTELNUOVO BERARDENGA (Province of Siena) REF. 108**

A completely restored villa with five bedrooms in a very private location. Ideal for your day trips to Siena, the Chianti area with its vineyards and medieval towns. The property offers a clay tennis court, a bocce court, a professional gym and a big swimming pool, further to a spacious outdoor dining area and several covered al fresco sitting areas.

Closest village	<b>Ambra (10 km), Province of Arezzo</b>
	<b>Closest restaurant: Loc. Colonna del Grillo 7 km</b>
Distances	<b>Castelnuovo Berardenga 12 km, Siena 30 min, Florence 1 h, Airport Florence 1 h</b>
Sleeps max.	<b>10 people</b>
Bedrooms:	<b>4 double bedrooms, 1 twin bedded room</b>
Bathrooms	<b>3 full bathrooms with rain-fall showers</b>
Ground floor	<b>Entrance area, living room with fire place, double bedroom with ensuite bathroom (shower) which can be accessed also from the terrace, kitchen, sitting room and dining room</b>
1 <sup>st</sup> floor	<b>Master bedroom with terrace, two double bedrooms, one twin bedded room, two bathrooms with showers</b>
Garden	<b>Very spacious with lawns, shady areas with high trees, ideal for children to play and to run</b>
Terrace	<b>Covered and furnished loggia, terrace with outside dining and BBQ</b>
Tennis	<b>Yes - clay court</b>
Swimming Pool	<b>16 x 8 meters</b>
Bocce court	<b>Yes, professional</b>
Gym	<b>Yes, professional</b>
	<b>The gym has the following equipment:</b>
	<ul style="list-style-type: none"> <li>• <b>Treadmill (with Incline, Fan and Ipod hookup)</b></li> <li>• <b>TRX system</b></li> <li>• <b>Steps</b></li> <li>• <b>Weight bench with Lat pull down</b></li> <li>• <b>Weight bars</b></li> <li>• <b>Dumbbells</b></li> <li>• <b>Kettlebells</b></li> <li>• <b>Medicine Ball</b></li> <li>• <b>Exercise / Yoga Ball</b></li> <li>• <b>Jump rope</b></li> <li>• <b>Resistance bands</b></li> <li>• <b>Yoga mats</b></li> <li>• <b>Speakers with Ipod connection</b></li> </ul>
Views	<b>Beautiful on the vineyard and the Tuscan hills</b>
Location	<b>Very private</b>

Pets	No
Parking lot	Yes, within the fenced property
Kitchen equipment	Oven, American refrigerator with ice machine and freezer, dish washer, microwave, tea kettle, Nespresso coffee maker
Washing machine	Yes
Telephone	Yes for local calls
Internet	Yes, wifi
TV	Yes, Sky
CD-Player	Yes
Air Conditioning	No, but fans and screens in all bedrooms
Weekly rates	Upon request
Inclusive	Electricity, cooking gas, water, use of swimming pool, sand tennis court, bocce court and table tennis, use of gym with professional equipment, use of BBQ weekly change of bed linen, change of towels twice a week, one intermediate cleaning services of three hours / week, final cleaning, wireless Internet access, first supply of paper products (paper kitchen towels, toilet paper, napkins), first supply of soaps and deteratives, cooking ingredients like salt, pepper, sugar, a few bottles of mineral water
Exclusive and payable on the spot	Telephone, heating, firewood for fire place, additional maid service Euro 12.- / hour, breakfast service upon request, first shopping Payable directly to the service provider: cook for dinners and lunches, drivers
Breakage deposit	Euro 500.- The breakage deposit will be paid with the credit card details of the clients or in cash upon arrival. It will be reimbursed at the departure of the guests if no damages have been verified
& More	Pool towels, hair dryer provided, the restoration was finished in summer 2014 – all bathrooms, the kitchen and the furniture are new and fresh