



FABBRICA DI PECCIOLI (Province of Pisa) REF. 113

This beautiful and very comfortable villa accommodates 10 persons (+3).

The house measures 400 square meters and spreads on two floors. It is located in the little town of Fabbrica di Peccioli where you find several shops, coffee bars – all in close walking distance from the villa. The villa is also in close driving distance to the following facilities:

Tennis 7 km, golf 12 km, horse riding 4 km, spa 15 km, Doctor 3 km, restaurant 4 km

The location of this vacation home is ideal for visiting the most important cultural and artistic centres of Tuscany.

Suitable for	Large families, groups of friends, anyone who wants to combine exploring the art cities with quiet days lounging by the pool, wine connoisseurs and foodies (because of the well equipped kitchen)
Activities	Walking, swimming, wine tastings, sightseeing
Closest village	In the little town of Fabbrica di Peccioli
Distances	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 Railway station (Pontedera) 20 km Pisa airport (Galileo Galilei) 45 km Florence airport (Amerigo Vespucci) 73 km.
Sleeps max.	10 persons + 3 persons on extra beds
Bedrooms:	2 double bedrooms, 3 twin bedded rooms
Bathrooms	3 full bathrooms of which two with shower, one with tub and hand-hold shower
Interior space	About 400 sqm
Ground floor	spacious kitchen, storage room; living room with stone fireplace, sat TV; sitting room; dining room, a double/twin room, library; bathroom with shower
1st floor	The first floor is reached via a stone and wrought iron staircase. corridor leading to two double bedrooms, a second corridor leads to two twin/double bedrooms (in three of these rooms it is possible to add a single bed for children); 1 bathroom with tub; 1 bathroom with shower.
Terrace	near the kitchen and living room, reached via two arched French windows there is the garden with a stone floored loggia furnished with table and chairs for al fresco dining, comfortable sofas, shaded by a hundred years old wisteria.

Swimming Pool	From a tiled staircase reach the lower garden with two imposing lime trees, behind which, protected by a tufa wall, providing absolute privacy, on a dominant location is the swimming pool overlooking a stunning panorama. dimension: 12x4mt, depth 1.30mt (suitable for children) with Jacuzzi relax points, sun beds, umbrellas
Views	spectacular views of vineyards, olive trees, hills all the way to the marvellous city of Volterra.
Location	In the village, but private
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
Internet	wifi
Weekly rates	11 January – 25 April 2025 Euro 4.225.- 26 April – 6 June 2025 Euro 6.280.- 7 June – 20 June 2025 Euro 6.750.- 21 June – 29 August 2025 Euro 7.790.- 30 August – 5 September 2025 Euro 6.750.- 6 September – 19 September 2025 Euro 6.280.- 20 September – 19 December 2025 Euro 4.225.- 20 December – 31 December 2025 Euro 6.280.-
	It is possible to stay minimum 4 nights (on any day of the week): from 11-01-2025 to 26-04-2025 from 27-09-2025 to 20-12-2025 at the rate of Euro 2.900.-
	last minute discount of 35% (only for weekly prices) for reservations received 25 days before the arrival.
Inclusive	Water, gas, wifi, electricity, kitchen, bed and bath linen, final cleaning, iron, ironing board, hairdryer, TV, DVD, BBQ, gazebo, children's playground with swing, table tennis, etc. Swimming pool (with hydro-massage relaxing zone), children's pool and a solarium with sun beds, tables and chairs. Gazebo with tables, chairs, sofas and armchairs. A free visit to a classical Tuscan Wine cellar with a free wine tasting! Free guided walking tour of Peccioli and Chianni villages from May to September! - A cleaning service for the outdoor spaces (garden, pool, etc..) twice a week - At Guests arrival a Home Delivery Service consisting in a complete Tuscan light welcome snack based on several drinks, platter of mixed cold cuts and cheese and other typical Tuscan fresh products.
Exclusive and payable on the spot	Heating € 4,00 per cubic meter. local products on sale (wine, olive oil, honey, etc.), typical Tuscan dinner, gastronomical tours, art and Italian language courses, cooking course, guided tours to the most beautiful and artistic cities in Tuscany. Pets allowed € 50,00 for week. Tuscan dinner upon request
Breakage deposit	Euro 400.-

& More

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upon request the following services are available:

PRIVATE CHEESE & EXTRA VIRGIN OLIVE OIL TOUR NEAR VOLTERRA

With visit of a dairy and an oil mill, lunch with cheese based products and guided sampling of extra virgin olive oil

PRIVATE PASTA FACTORY, SALAMI SHOP & CASTLE TOUR IN LARI

With visit of artisanal pasta maker in a medieval village just opposite a panoramic castle and lunch based on salamis at a butcher's

PRIVATE TRUFFLE HUNTING & LOCAL WINERY TOUR

With a walk in the woods with a truffle hunter and dog, lunch based on truffle products and wine sampling during a guided visit to a winery

PIZZA MAKING EXPERIENCE AT THE PIZZAIOLO'S

With preparation of dough and any ingredients and focus on wood oven baking

IN-HOME TUSCAN COOKERY CLASS

With preparation of a full meal based on local seasonal ingredients through the unique guidance of a grandma

IN-HOME CHEF SERVICE

A local chef available at your villa for your delicious meals accompanied by local wines

Every Wednesday evening we organize a (Pizza Party) for guests:

The Ruatti family is happy to invite its guests to a Pizza Party enjoying it together and having fun as a group! This is what we propose:

- **Bruschetta with garlic and oil and Bruschetta with tomato**
- **Sliced Cinta Senese pork**
- **Plain focaccia and focaccia with onions (baked in the old wood stove)**
- **Margherita pizza, Neapolitan pizza, pizza with prosciutto and mushrooms, peperoni pizza, and cheese and arugula pizza**
- **Schiacciata di patate (Potato bread)**
- **Schiacciata all'uva fragola (Florentine grape bread)**
- **White and red local Montelopio wines**
- **Biscotti with Vin Santo, coffee, Limoncello lemon liqueur**