



**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	<b>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)</b>
Activities	<b>Walking, swimming, wine tastings, sightseeing</b>
Closest village	<b>In the little town of Fabbrica di Peccioli</b>
Distances	<b>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.</b>
Sleeps max.	<b>10 persons + 3 persons on extra beds</b>
Bedrooms:	<b>2 double bedrooms, 3 twin bedded rooms</b>
Bathrooms	<b>3 full bathrooms of which two with shower, one with tub and hand-hold shower</b>
Interior space	<b>About 400 sqm</b>
Ground floor	<b>spacious kitchen, storage room; living room with stone fireplace, sat TV; sitting room; dining room, a double/twin room, library; bathroom with shower</b>
1st floor	<b>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.</b>
Terrace	<b>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.</b>

Swimming Pool	<b>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</b>
Views	<b>spectacular views of vineyards, olive trees, hills all the way to the marvellous city of Volterra.</b>
Location	<b>In the village, but private</b>
Pets	<b>Yes, upon request Euro 50.- / week</b>
Parking lot	<b>Yes, within the fenced property</b>
Kitchen equipment	<b>Oven, big refrigerator, dish washer, coffee maker, toaster</b>
Washing machine	<b>yes</b>
Telephone	<b>yes</b>
TV	<b>Yes (satellite)</b>
DVD	<b>Yes</b>
Internet	<b>wifi</b>
Weekly rates	<b>6<sup>th</sup> January – 4<sup>th</sup> May 2018 Euro 3050.- 5<sup>th</sup> May – 15<sup>th</sup> June 2018 Euro 4510.- 16<sup>th</sup> June – 29<sup>th</sup> June 2018 Euro 4840.- 30<sup>th</sup> June – 31<sup>st</sup> August 2018 Euro 5580.- 1<sup>st</sup> September – 7<sup>th</sup> September 2018 Euro 4840.- 8<sup>th</sup> September – 21<sup>st</sup> September 2018 Euro 4510.- 22<sup>nd</sup> September – 21<sup>st</sup> December 2018 Euro 3050.- 22<sup>nd</sup> December – 31<sup>st</sup> December 2018 Euro 4510.-</b>
Daily rates	<b>minimum 4 nights exclusively during the following dates:  6<sup>th</sup> January to 4<sup>th</sup> May and 22<sup>nd</sup> September to 21<sup>st</sup> December 2018 Euro 545,00</b>
Inclusive	<b>water, gas, electricity, kitchen, bed and bath linen, final cleaning, wifi Internet Special offer included for bookings confirmed between April and October: complimentary guided walking tour in Peccioli, and a visit to a wine cellar with wine tasting</b>
Exclusive and payable on the spot	<b>Air conditioning (€ 0.45 per kw), heating(€ 3,00 per unit/cubic meter), local produce on sale (wine, olive oil, honey, etc.), Tuscan dinner upon request</b>
Breakage deposit & More	<b>Euro 400.- iron, ironing board, hairdryer, BBQ, gazebo, children's playground with swing, table tennis</b>