



**CHIANTI  
&  
MORE**

**Ambra (Province of Arezzo)  
REF. 127**

In the landscape between Chianti Classico and the famous Crete Senese there is located this charming, century old estate. The stunning views were already appreciated by the Florentine noble family Medici who owned this property in the 15th century. Now there is quite a variety of facilities for sports and nature fans: a riding school, woodland for walking... Enjoy a memorable vacation in a stylishly renovated and furnished property. The elegant interiors with colours, expensive fabrics and original antiques reveal the marks of the owners – famous fabric producers.

Thanks to the size – totally nearly 700 sqm - also big families or groups of friends can spend relaxing holidays without feeling restricted. Laze some hours close to the private pool, spend your evening near the open fireplace or meet in the patio for a delicious Tuscan meal. Further the house offers a special highlight: There is a “children`s house” adjacent to the villa, where six kids can romp about, while you enjoy a glass of wine. Anything else?

Closest village	<b>Ambra (2 km), Province of Arezzo</b>
Distances	<b>Bucine 5 km, Castelnuovo Berardenga 7 km, Florence 45 min, Siena 45 min, Airport Florence 65 km</b>
Sleeps max.	<b>villa 16 people annexe 6 teens or children</b>
Bedrooms:	<b>Villa: 3 twin bedrooms, 4 bedrooms with queen size beds, 1 extra double bedroom with a queen size bed Annex: 1 bedroom with six single beds</b>
Bathrooms	<b>Villa: 7 bathrooms with shower, 1 bathroom with bathtub (all except of one bathroom with shower at the first floor are en-suite) Annex: 1 bathroom with shower</b>
Interior space	<b>Villa 565 sqm, annexe 135 sqm</b>
Ground floor	<b>Spacious, fully equipped kitchen; very large dining room with a long dining table opens onto the garden on the side of the swimming pool accessed by two French doors; living room with fireplace and separate TV room; 2 twin bedrooms, 2 en-suite bathrooms with shower</b>
1st floor	<b>4 bedrooms with queen size beds, 1 twin bedroom, 4 en-suite bathrooms with showers, 1 bathroom with shower</b>
Tower	<b>1 extra double bedroom with queen size bed, en-suite bathroom with tub</b>
Annexe	<b>Large room mainly used as a living room or playroom,</b>

1 bathroom with shower, 2 connecting bedrooms with 6 single beds

Patio Covered porch of 54 sqm with big marble and iron table for dining al fresco, large built-in barbecue  
Garden Spacious, pizza oven  
Swimming Pool 10 x 5 m with spacious solarium, sunbeds, garden furniture, open from 1<sup>st</sup> May to 30<sup>th</sup> September  
Views Over the country side, wineries and the Chianti hills  
Location Private

Internet Yes, wireless  
Phone Yes  
Pets no  
Parking lot yes  
Kitchen equipment Oven, big refrigerator, dish washer, coffee maker, original fireplace  
Washing machine yes  
Air Conditioning yes  
TV Yes (satellite)  
DVD yes  
Weekly rates High Season 2019

13<sup>th</sup> April – 26<sup>th</sup> April 2019  
18<sup>th</sup> May– 20<sup>th</sup> September 2019  
21<sup>st</sup> December 2019 – 10<sup>th</sup> January 2020  
Euro 6850.-

Low Season 2018 Euro 6350.-

Inclusive and Exclusive payable on the spot  
Electricity, cooking gas, water, use of swimming pool  
Tourist tax, Heating, firewood, In villa dining Euro 35.- a person, obligatory cleaning of 3 hours 3 days a week at 15.- Euros per hour, Catering, cook, music, tend available, first shopping fee Euro 20.-  
Air Conditioning Euro 0,70 /kW  
Heating Euro 0,45 /kW  
Tourist tax:  
Euros 1,50/person/day for a maximum of 4 days starting from the age of 11 (included); in other words, it is 6 Euros/person/week.  
(No Local Tax is involved with children up to 10 years of age).  
Breakage deposit Euro 500.-

**& More**  
The villa is located within a huge estate: horse riding at the neighbour estate, polo club in close distance, woods, sport facilities  
Ideal location for your wedding, family meeting and event