



**CHIANTI
&
MORE**

**CEDRI - PECCIOLI (Province of Pisa)
REF. 127**

This special and pleasant villa with outstanding panorama accommodates 10 persons in three bedrooms and an open gallery with two sofas.

Although the villa is situated in the open countryside there are several restaurants nearby. More shops, cafés, a bank, a post office, a pharmacy and a doctor are a few kms away and in Peccioli there is a supermarket and interesting shops.

Situated where the provinces of Pisa, Siena and Florence meet, the villa is just a short distance from the well preserved historical towns of Volterra and San Gimignano.

The location of this villa 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
Activities	Walking, swimming, wine tastings, sightseeing
Closest village	Castelfalfi 7 km, Peccioli 17 km
Distances	Golf Castelfalfi 6 km, Volterra km. 20, San Gimignano km. 29, Pisa km. 48, Lucca km. 49, Siena km. 68, Firenze km. 73, Airport Pisa (Galileo Galilei) km. 45, Airport Florence (Amerigo Vespucci) km. 73
Sleeps max.	6 (+4) persons
Bedrooms:	3 double bedrooms, open gallery with two sofas
Bathrooms	3 full bathrooms of which two ensuite
Interior space	About 400 sqm
Villa	GROUND FLOOR wide living room/dining room with a large fireplace and high ceiling with Tuscan, wooden beams, a kitchen with an induction hob and oven, a dishwasher and a refrigerator Two bedrooms with double beds, one of which can be separated into two single beds, two bathrooms, one of which is ensuite. The bathrooms have either a shower and a tub, laundry room. The Tuscan-style furniture and the use of travertine marble for the bathrooms give the villa a pleasant character. Most of the rooms on the ground floor have large French doors that open onto the outdoor spaces, tiled with terracotta.

FIRST FLOOR

An inside staircase leads from the living room to the first floor, a part of which is an open gallery where there are two double sofa beds. This is also an entrance via the outside staircase, from which a balcony surrounds almost half of the villa

Double bedroom with ensuite bathroom with shower. The French door of the bedroom opens onto the balcony with a wonderful view over the hills.

Terrace	Spacious terrace with nice garden furniture, outside dining facilities, magnificent panorama
Swimming Pool	Panoramic location, dimension: 12x4mt, depth 1.30mt (suitable for children)
Views	spectacular views onto the hills of the Tuscan countryside
Location	Very private
Pets	Yes, upon request Euro 50.- / week
Parking	Yes
Kitchen equipment	Oven, refrigerator, dish washer, coffee maker, toaster, induction hob
Washing machine	yes
TV	Yes (satellite)
Internet	wifi
Weekly rates	30th April – 10th June 2022 Euro 5.400.- 11th June – 24th June 2022 Euro 5.800.- 25th June – 26th August 2022 Euro 6.680.- 27th August – 9th September 2022 Euro 5.800.- 10th September – 23 September 2022 Euro 5400.- 24 September – 14 October 2022 Euro 3650.-
	4 nights (on any day of the week) from 01 Oct 2022 to 15 Oct 2022 € 2.500,00
Inclusive	Water, gas, wifi, electricity, kitchen, bed and bath linen, final cleaning, iron, ironing board, hairdryer, TV, DVD, BBQ, gazebo. Swimming pool and a solarium with sun beds, tables and chairs. Gazebo with tables, chairs, sofas and armchairs, wine tasting Air Condition, cleaning service for the outdoor spaces (garden, pool, etc..) twice a week Home Delivery Service: 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	Local products (olive oil, wine, honey etc.), Traditional Tuscan evening meal, Food and wine tours, horse riding excursions, golf, tennis, football, spa, Cooking courses. Pets allowed € 50,00 for week. Heating (if used): Euro 5,00 per cubic meter. Extra cleaning (upon request): € 15 per hour Weekly linen change: € 12 per person
Breakage deposit & More	Euro 400.- iron, ironing board, hairdryer, BBQ