



MONTEPERTOLI (Province of Florence)
REF. 145

The comfortable and spacious vacation home offers five comfortable bedrooms. The villa is located within the most beautiful hilly and picturesque landscape, provides a contemporary equipment and comfort, plus a convenient location for your day trips to the art cities and the Chianti area.

A private pool, several outdoor areas and al fresco dining complete the Tuscan experience.

Closest village	Fornacette (6 minutes, 2,7 km)
Distances	Closest restaurant 6 min drive, San Pancrazio 4 km, Montespertoli 4,5 km, Florence 30 km, Airport Florence 30 min, Airport Pisa 1 hour
Sleeps max.	10 people
Bedrooms:	Villa: 3 bedrooms at the first floor (of which one twin bedded room) Adjacent apartment which can be connected to the villa with an internal door: 2 bedrooms at the ground floor (of which one twin bedded room)
Bathrooms	Villa: 2 bathrooms at the first floor One guest bathroom (WC only) at the ground floor Adjacent apartment which can be connected to the villa with an internal door: 1 bathroom at the ground floor
Interior space	Villa: about 250 sqm Adjacent apartment which can be connected to the villa with an internal door: about 70 sqm
Ground floor	Villa: dining area with big, antique fire place and exit to the terrace, kitchen with exit to the garden, guest bathroom Door to the adjacent apartment which can be connected to the villa: entrance area and living area with exit to the terrace, kitchenette, two bedrooms (of which one twin), bathroom with shower and two sinks
1st floor	Spacious living room with piano, master bedroom with Air Conditioning, bathroom with shower, two bedrooms (of which one twin), 1 bathroom with tub and two sinks

Garden	Very spacious, around the house and at the pool, pizza oven
Patio	Two spacious terraces with panoramic outside dining area, BBQ
Swimming Pool	12x5 m in panoramic location, open mid May to mid October
Views	onto the picturesque hilly landscape
Location	Private
Pets	Upon request
Parking lot	Yes – spacious for several cars
Kitchen equipment	Oven, refrigerator with freezer, dish washer, microwave, tea kettle, coffee machine, toaster, ironing board and iron
Washing machine	Yes
Telephone	no
Internet	Yes, wifi
Bluetooth	Yes, two at the villa, one at the apartment
Speakers	
TV	Yes, SAT
iPod Dock	
Air Conditioning	In two bedrooms, also fans and screens
Weekly rates	Villa and apartment with totally five bedrooms High Season 2020 13 June 2020 to 18 September 2020 Euro 4.625.- Season 25 April 2019 to 12 June 2020 and 19 September 2020 to 30 October 2020 Euro 4.000.- Low Stagione Rest of the year Euro 3.600.-
Inclusive	electricity to 250kW, cooking gas, water consumption, exclusive use of pool, wifi, one mid week cleaning of 4 hours, final cleaning, baby bed, high chair, bed linen with weekly change, towels with weekly change, pool towels, first supply of detergents etc
Exclusive and payable on the spot	Gas for Heating, Electricity over 250 kW, fire wood, tourist tax
Breakage deposit & More	Euro 500.- Pool towels and hair dryer provided, arrival and departure any day of the week (min one week)