



**RAPOLANO TERME (Province of Siena)
Ref. 315**

Ancient farmhouse of the 9th century completely restored by its present owners, who have divided it into 7 nice and spacious apartments. A big fireplace has been realized in the living-rooms in order to create a very unique and cosy atmosphere. Each apartment has been provided with dishwasher, satellite TV, autonomous heating, two bathrooms with shower. Certainly there is a private outdoor dining area for each home. The oval swimming-pool (about 110 sq metres) with its wide sun-terrace is located in the well cared grounds with about 3 acres. The drive to Rapolano Terme with its spas takes just a few minutes.

The owners of this villa manage also a winery in the Chianti-area (Castelnuovo Berardenga- Siena) where they produce Extra Virgin olive oil D.O.P. "Terre di Siena" and wine "Chianti Classico": organic products which are unique for their purity, quality and value.

Closest village	Rapolano Terme (4 km), Province of Siena
Distances	Asciano 7 km, Siena 20 min,
Sleeps max.	4 people
Apartments for four persons	110 sqm, ground floor, living room with dining area and fire place, two bathrooms with shower, 2 double bedrooms, kitchen, terrace and garden
No. of apartments	Totally 7 (of which four for four persons, three for two persons)
Garden	Spacious, barbecue area, lawns, table tennis
Patio	Each apartment with own outside area, further common pool area and common terraces
Swimming Pool	Open from 1st May to 30th September
Views	Tuscan landscape
Location	private
Pets	Upon request, extra fee Euro 60.- / week
Parking lot	Yes
Kitchen equipment	Refrigerator, dishwasher, oven, coffee maker
Washing machine	Laundry room (Euro 35.- per week for washer and dryer)
TV	Yes (SAT)
wifi	Yes, fee Euro 20.- / week

Weekly rates	Peak Season (28th July – 17th August 2018) Euro 1150.- / Euro 1190.- High Season (14th July – 27th July 2018; 18th August – 24th August 2018 ; Christmas): Euro 1090.- / Euro 1125.- Mid Season (5th May – 13th July 2018; 25th Aug – 15th Sept 2018): Euro 840.- / Euro 940.- Low Season (rest of the year): Euro 720.- / Euro 780.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, use of barbecue, bed linen, towels with weekly change, table tennis
Exclusive and payable on the spot	Heating upon consumption (Euro 5.- m3), final cleaning Euro 75.-, fire wood Euro 10.- (basket), baby bed Euro 40.- / week; products of the farm (wine and olive oil); use of laundry room with washer and dryer Euro 35.- / week; single sofa bed upon request Euro 80.- / week, double sofa bed upon request Euro 150.- / week, tourist tax, wifi Euro 20.- / week
Breakage deposit & More	Euro 300.- Hairdryer upon request, iron available, pool. Wine tastings at the owner`s farm near Castelnuovo Berardenga (10 km). The villa is located close to the spa in Rapolano Terme. Discounted entrance for the villa`s guests.