



**SETTIGNANO /FLORENCE (Province of Florence)
REF. 389**

The historical estate offers two houses and a barn which are located in a classical Tuscan setting on the grounds of a famous Renaissance Villa - known for its Italian-style gardens. Once these houses were used for storing lemon trees during chilly winter months and olives during the harvest in November, now the spacious buildings are converted into the most comfortable and contemporary country homes with an impressive balance between modern and traditional interiors.

Due to the unique location in the hills just outside of Florence, the guests enjoy the Tuscan countryside with olive groves and uncontaminated air, as well as the attractions of the city of Florence which can be reached easily by a public bus or by city taxis.

The village of Settignano and the bus stop for the public bus to Florence are in walking distance.

The estate offers three independent homes: one for 2 guests, one for 4 guests, one for 6 guests. The homes can be rented for parties from 2 to 12 guests.

Closest village	Settignano (500 m), Province of Florence
Distances	Florence city centre 4 km, Chianti area 30 km, Airport Florence 30 min, closest restaurant 500 m, closest shops 500 m
No. of houses totally	3
Terrace and Garden	Each house enjoys an independent, furnished terrace, further common outside areas
Swimming Pool	Yes, 7 x 14 m, surrounded by olive groves, depth 1,55 m Open from 1st May to 30th September
Air Conditioning	Yes, in all rooms
Views	Unique: onto the countryside and olive groves, and also on the city centre of Florence
Location	Very convenient also for guests without a car
Pets	No
Parking lot	Yes
Kitchen equipment	Each kitchen with oven, refrigerator, dishwasher, coffee maker, toaster
Washing machine	Each home with washing machine
TV	The homes for 4 and 6 guests offer also a dryer SAT TV in each home
Internet	DSL wireless

Weekly rates	Limone for six guests upon request Oliva for four guests upon request Fienile for two guests upon request
Inclusive	Electricity, water, daily cleaning service 2 hours a day, towels changed twice a week, bed linen changed once a week, welcome dinner for the first evening, shopping and ingredients for the first breakfast, heating, firewood, Internet access, Air Conditioning, final cleaning, pool towels
Exclusive, payable on the spot	Personal cook for dinners at the villa, additional cleaning service upon request Euro 15.- / h, grocery shopping, yoga teacher
Breakage deposit	Euro 1500.- for Oliva and Fienile Euro 1500.- for Limone
Fienile	ground floor, for 2 people Double bedroom with queen size bed, walk-in closet, en-suite bathroom with shower, sitting room with TV, fireplace and kitchen corner (stove, refrigerator, dishwasher, microwave), washing machine
Oliva	ground floor, for 4 people spacious living room with TV and fireplace and exit to the terrace, fully equipped kitchen, dining area, the living room overlooks an elegantly furnished patio with outside sitting area and dining table for al-fresco dining, 2 double bedrooms (one king size, one queen size bed), two en-suite bathrooms: one with large shower, one with tub and shower, laundry room with washing machine / dryer and storage
Limone	ground floor and garden level, for 6 people Access to the house from all rooms as the three suites enjoy big French windows which open to the large private garden Ground floor: spacious and bright living room with TV and fireplace with exit to the terrace, fully equipped kitchen, dining area, the living room overlooks a comfortable outside sitting area and dining table for al-fresco dining, double bedroom (queen size) with fireplace, walk-in closet and en-suite bathroom with tub and shower Garden level: Down the stairs there are two more bedrooms (both queen size beds) each with en-suite bathroom (one with large shower and tub, one with large shower), each with walk-in closets, laundry room with washing machine / dryer.
& More	Easy walk to the little town of Settignano. Ideal for sightseeing and shopping in Florence – the public bus is in walking distance to the property and takes you in 20 minutes to the city centre of Florence with its world famous landmarks and restaurants. The homes are not suitable for children under 8 years. We regret.