



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

Weekly rates	Limone for six guests Euro 5.250.- Oliva for four guests Euro 4.375.- Fienile for two guests Euro 1.500.-
Daily rates	Minimum rental period: 3 nights Limone for six guests Euro 945.- per night Oliva for four guests Euro 630.- per night Fienile for two guests Euro 315.- per night
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.