



CHIANTI & MORE

SAN DONATO IN POGGIO (Province of Florence) REF. 406

This meticulously kept villa and its location provide the unique opportunity to experience Tuscan feeling. Situated on over 11 hectares of olive groves, vineyards, pastures and woods, the villa assures complete privacy and outstanding views over the Tuscan hills with its cypresses, hamlets and country houses.

The beautifully restored stone country home is located half way between the art cities of Florence and Siena. You can relax and slow down under the wisteria-covered loggia or on the covered porch. The pool and the pool area are surrounded by flowers, lawn and old terracotta pots.

The villa is an excellent base for exploring the villages in Chianti, the famous medieval cities and the Tuscan art cities.

Closest village	San Donato in Poggio (2 km), Province of Florence
Distances	Greve in Chianti 25 min, Florence 35 min, Siena 40 mi, Airport Florence 40 min
Sleeps max.	10 people (+2 on sofasbeds)
Bedrooms:	5 Queen bedrooms (of which 1 with additional sofasbed) Two of the queen beds can be converted to twins
Bathrooms	5 bathrooms (all with showers and tubs)
Interior space	about 400 sqm
Ground floor	Entrance area, kitchen with dining table, bright living room with exit to the garden and dining area, bedroom with bathroom, bedroom with exit to the garden, walk-in closet and ensuite bathroom
1st floor	Sitting room with sofasbed, TV, DVD 2 double bedrooms of which one with fireplace, both with bathroom

Barn	Separate barn – very close to the main house Living room with double bed and sofa, kitchen, bathroom
Garden	Lawn, terraces, porch, pizza oven
Swimming Pool	Fenced, panoramic location with pool area, open from 1st May to 30th September
Views	Stunning, onto the Chianti landscape
Location	Private
Pets	No
Parking lot	Yes
Kitchen equipment	Oven, refrigerator, dish washer, American-style-refrigerator and freezer, 5-flame stove top, microwave, coffee maker, toaster
Washing machine	Laundry room with washer, dryer and iron
Telephone	yes
Internet	Wifi Internet access
TV	Yes – satellite
CD-Player	Yes
Air Conditioning	Yes, in all bedrooms and most other rooms
Weekly rates	1st April – 1st June 2018 Euro 5500.- 2nd June – 21st September 2018 Euro 7500.- 22nd September – 1st December 2018 Euro 5500.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, final cleaning, wifi Internet, air conditioning, mid week cleaning and linen change, 2 hour daily maid service (Mon-Fri), local telephone, welcome gift
Exclusive and payable on the spot Breakage deposit & More	Heating, fire wood, additional maid service, dinners upon request, first shopping, arrival night dinner (see menu) and dinners Euro 750.- Most bedrooms have their own private entrances, but all in the main house are connected by the interior stairways.