

**1st floor: three bedrooms of which two can be prepared as a twin, three bathrooms with shower (of which two ensuite)
Upon request: fourth bedroom (twin)**

Terrace and Garden	The villa enjoys an independent, furnished terrace, further common pool area and common terraces
BBQ	yes
Swimming Pool	Yes (shared with the apartments at the estate) 14 x 6 m in breathtaking location - opening dates May 7th to October 22nd
View	Breathtaking panorama on the Tuscan "postcard" landscape
Location	The villa belongs to a winery, but are separated from the ongoing works
Pets	No
Parking lot	Yes
Kitchen equipment	dishwasher, cooker, oven, microwave, fridge, electric kettle, toaster, American coffee machine
Washing machine	Laundry room for all guests with washing machine and dryer
TV	SAT TV
Radio	yes
Internet	wireless – free
Air Conditioning	Yes – in all bedrooms
Weekly rates	House for 6 persons Low Season (2nd April to 27th May 2022 and 1st October to 31st October 2022) Euro 3.250.- High Season (28th May 2022 to 30th September 2022) Euro 3.500.- Additional person at the barn Euro 125.- / person / week
Inclusive	Electricity, water, use of swimming pool, change of linen and towels twice a week (Wednesday and Saturday), wifi Internet, welcome basket, baby bed, wine and olive oil tasting at the owner's winery, tourist tax
Exclusive, payable on the spot	Air-conditioning and heating (if used): Euro 150.- price per week, additional maid service upon request Euro 15.- / hour, Final cleaning: Euro 150.- additional change of towels and bed linen upon request, use of washer, pool towels Euro 10.- / each towel, dinners upon request: to be specified when booking and to be paid on the premises at the end of each working day: Cook for dinner during the week: EUR 50 per person (the fee is not inclusive of wine). A dinner can be prepared by a cook who prepares also the table. The dinner consists of an hors d'oeuvre, a first course (pasta dish), second course (meat and vegetables) and a dessert. Dinners are available for a minimum of 4 people and are offered from Monday to Friday. The menu can be discussed upon arrival.
Breakage deposit	Euro 400.-

Capanna
(6 – 8 persons)

Ground floor: large living room with piano, fireplace, kitchen area and dining area (there are four exits to two outdoor areas just in front of the house, bathroom with shower.

1st floor: 3 double bedrooms (of which two can be prepared as twins), 3 bathrooms with shower (of which two ensuite)

Upon request: additional twin bedded room, bathroom with shower

The house offers air-conditioning, fireplace (fire wood not included),.

Capanna has its private access with electronic entrance gate, private parking and private path to the shared pool.

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Easy walk to a grocery shop and a Tuscan restaurant. The famous medieval towers of San Gimignano can be seen from the terraces, the garden and the pool. Hair dryers provided