



## SAN GIUSTINO (Province of Arezzo) REF. 422

Completely new restored villa with all contemporary comfort in picturesque location. The private vacation home offers beautiful views, four bedrooms and an own pool. The vacation home belongs to a winery where the guests are very welcome to visit the interesting wine cellars, taste the products of the farm and walk through the well cared vineyards. The villa features original Tuscan materials, the interiors underline an elegant ambience. Do you like authentic Tuscan food prepared by a local cook? Dinners and wine tastings are prepared upon request in a separate dining room just a few metres from the villa.

Activities	<b>Sightseeing, walking in the olive groves and vineyards, cooking, relaxing, grape harvesting, mountain biking</b>
Suitable for	<b>Families and groups of friends, nature and wine lovers</b>
Closest town	<b>San Giustino (3 km) with grocery shop, coffee bar</b>
Distances	<b>Loro Ciuffenna 5 km, Florence 30 km, Airport Florence 1 hour</b>
Sleeps max.	<b>8 people</b>
Bedrooms:	<b>4 double bedrooms</b>
Bathrooms	<b>4 full ensuite bathrooms, 1 guest bathroom</b>
Interior space	<b>about 160 sqm</b>
Ground floor	<b>entrance, kitchen with exit to the terrace, dining area (wintergarden), guest bathroom, laundry room</b>
1st floor	<b>(can be accessed from an internal and an external staircase): 4 double bedrooms each with ensuite bathroom Two of the bedrooms offer also a sofa bed, Two of the bedrooms have a fireplace Bright living room</b>
Garden	<b>Lawn around the pool, terrace, garden</b>
Swimming Pool	<b>4 x 10 metres plus children's pool 5 x 2 m</b>
Views	<b>Beautiful panorama onto the uncontaminated landscape</b>
Location	<b>Private, even if the villa belongs to a winery and in the hamlet there is located another rental property which is completely independent</b>
Pets	<b>Upon request</b>
Parking lot	<b>Yes</b>
Kitchen equipment	<b>Oven, dish washer, refrigerator and freezer, coffee maker, stove top, toaster</b>
Washing machine	<b>Laundry room</b>
Telephone	<b>no</b>

Internet	<b>Wifi Internet</b>
TV	<b>Yes – satellite in all bedrooms</b>
DVD-Player	<b>yes</b>
Air Conditioning	<b>no screens at the windows, fans in the bedrooms</b>
Weekly rates	<b>6<sup>th</sup> January 2018 – 8<sup>th</sup> June 2018 Euro 2000.- 9<sup>th</sup> June 2018 – 6<sup>th</sup> July 2018 Euro 2500.- 7<sup>th</sup> July 2018 – 24<sup>th</sup> August 2018 Euro 3250.- 25<sup>th</sup> August 2018 – 31<sup>st</sup> August 2018 Euro 2500.- 1<sup>st</sup> September 2018 – 21<sup>st</sup> September 2018 Euro 2000.- 22<sup>nd</sup> September 2018 – 3<sup>rd</sup> November 2018 Euro 1500.-</b>
Inclusive	<b>Electricity, cooking gas, water, use of swimming pool, cleaning of 2 hours every other day, final cleaning, wifi Internet, towels changed twice a week, bed linen with weekly change, wine tasting</b>
Exclusive and payable on the spot	<b>Heating, additional maid service (Euro 12.-), dinners upon request, first shopping, tourist tax</b>
Breakage deposit & More	<b>Euro 500.- Completely new and comfortably restored, pool towels provided, hairdryers provided</b>