



## Property 1651263687



**Number of beds:** 6

**Bedrooms:** 3

### Bathrobes and Slippers

Available for each guest.

### Accessibility for people with reduced mobility

### Accessibility for people with disabilities

### Pets Allowed

Pets allowed on request. Max 2 pets allowed. A kennel, two metal bowls and a set of towels are available for each animal.

### Air Conditioning Throughout

In addition to the underfloor cooling system, there is an air conditioning system upstairs (master bedroom and gym) and in the lounge/kitchen on the ground floor. Included in the rental price.

### Air Conditioning In The Bedrooms

In addition to the underfloor cooling system, there is an air conditioning system upstairs (master bedroom). Included in the rental price.

### Hair Dryer In The Bathrooms

### Dryer

### Barbecue

### Fireplace

### Crib

### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

## Close to a vineyard or winery

The villa is about 12 km from the wineries of Monterosola.

 Dishwasher

 Washing Machine

### Mattress sizes and bed dimensions

3 Double bedrooms: 2 bedrooms with queen-size beds and 1 bedroom with king-size bed.

### Bath amenities

Refill three times a week.

### Nearby

The villa is 2 km from the Borgo della Speranza restaurant. The villa is 12 km from Volterra, where you can find all the necessary services.

 Gym

 Parking Space

Outdoor parking space inside the property, up to 4/5 cars. One parking spot under the shade of an awning. Charging station for electric cars, included in the rental price.

 Table Tennis

 Swimming Pool

12 x 6 m. Depth: 1,00 to 1,80 m. The pool can be heated on request at an extra cost.

 Heating

Central heating. Included in the rental price.

 Heated Pool

The pool can be heated on request at an extra cost.

### High Chair

 Concierge Service

A person, who lives five minutes from the villa, is available 24 hours a day, 7 days a week for any need; the person will be available upon arrival, departure, and during the three days of cleaning). Included in the rental price.

 Housekeeping

Housekeeping, three times a week (on Monday, Wednesday and Friday; two hours per day, from 10:00 am to 12:00 pm). Included in the rental price.

### Smart TV

### Mattress topper

 Satellite TV

 Outdoor Hot Tub

Hot tub for five people. The hot tub can be heated at no extra costs.

 Countryside View

 City Views

 Wi-Fi

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.



## NEARBIES

Villa Fibbiano is 70 km from Pisa Galileo Galilei International Airport, 72 km from Florence Amerigo Vespucci International Airport, 162 km from Bologna Guglielmo Marconi Airport, and 313 km from Rome Leonardo da Vinci International Airport. Volterra is 13 km from the property, San Gimignano is 17 km, Siena is 53 km, Pisa is 69 km, Lucca is 75 km, Florence is 79 km, Livorno is 80 km, Grosseto is 111 km, and Forte dei Marmi is 113 km. The villa is about 26 km from Castelfalfi Golf Club.

## FEATURES

- 3 Double Bedrooms + 2 Extra Beds (On Request, Extra)
- 3 Private Bathrooms
- Infinity Pool (Heated On Request, Extra)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Area
- Outdoor Dining Area
- Outdoor Lounge Area
- Garden
- Microwave and Electric Oven
- Induction Hob with Extractor Fan
- Coffee Machine
- Double-Door Fridge and Freezer
- Wine Cellar and Ice Maker
- Hot Tub (Outdoors)
- Gym with Multifunctional Exercise Bike, Weights, Jumping Rope, Yoga Mat
- Bluetooth Speaker
- Foosball
- Iron and Ironing Board



# DESCRIPTION

Property 1651263687 - VOLTERRA

3 Bedrooms

## Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this modern property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With breathtaking views over the surrounding countryside, this exclusive three-bedroom villa is the perfect spot for unforgettable day trips to the most beautiful towns in Tuscany and offers a unique opportunity to admire its splendid landscapes while soaking up the region's rich historical and cultural heritage.

The villa is a stone's throw from Volterra, one of Tuscany's most dramatic hilltop towns. Despite its many attractions, Volterra sees fewer tourists than other Tuscan towns, so you can expect to share its winding stone streets with locals and explore its ancient sites without crowds. Founded by the Etruscans and surrounded by medieval walls, Volterra has a notable historic centre filled with fascinating Roman ruins, medieval buildings, and alabaster workshops.

The villa is also a few kilometres from San Gimignano, one of the best-preserved medieval towns in Italy. From afar, San Gimignano looks like a town from a Renaissance painting: a circle of 13th-century walls enclosing tall, teetering stone towers. Its towers make it instantly recognisable, but the art treasures held within its walls are just as remarkable. Although the town is small, there is enough art, architecture, and fine food to keep you busy for more than one day.

The villa is also a few kilometres from the medieval town of Siena. Its ancient red brick buildings, the scallop-shaped main square Piazza del Campo, and the Cathedral Square, dominated by the zebra-striped Duomo, make it an absolute must for anyone travelling to Tuscany. Effectively an open-air museum celebrating the Gothic, Siena boasts secular monuments that have retained both their medieval forms and their exceptional art collections, providing plenty to marvel at.

In one hour by car, you can reach Pisa, exceptionally well-known for its Leaning Tower. Moving between its alleys and riversides, you will discover architectural jewels such as Santa Maria della Spina, the headquarters of the Scuola Normale Superiore in Piazza dei Cavalieri, the exhibitions of Palazzo Blu, and the magnetic charm of Piazza dei Miracoli. Start from the Baptistery and head to the 130-metre Camposanto Monumentale overlooking the square.

Property 1651263687 is 70 km from Pisa Galileo Galilei International Airport, 72 km from Florence Amerigo Vespucci International Airport, 162 km from Bologna Guglielmo Marconi Airport, and 313 km from Rome Leonardo da Vinci International Airport. Volterra is 13 km from the property, San Gimignano is 17 km, Siena is 53 km, Pisa is 69 km, Lucca is 75 km, Florence is 79 km, Livorno is 80 km, Grosseto is 111 km, and Forte dei Marmi is 113 km. The villa is about 26 km from Castelfalfi Golf Club.

## The Property

Surrounded by greenery and rolling hills, Property 1651263687 is set within a generous garden with charming views of the surrounding countryside. With a secluded location near the charming town of Volterra, this villa is ideal for families and friends who want to enjoy the tranquillity of the countryside in complete privacy. Thoughtfully designed to combine contemporary facilities with country house elegance, Property 1651263687 can accommodate up to six guests featuring three double bedrooms with bathrooms spread over two floors.

Surrounded by a lush fenced garden, this magnificent property boasts an exceptional infinity pool (which can be heated on request at an extra cost), a hot tub, and a generous poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind. Offering a calm atmosphere, the poolside area represents an idyllic spot for basking in the sun. Overlooking the surrounding countryside, the outdoor area also boasts lounge areas for relaxing and socialising and a generous dining area in the shade of a large parasol.

Incorporating contemporary style with old-world character, the villa boasts a spacious open-plan living and dining area with large windows overlooking the infinity pool. Offering an exquisite blend of period charm and modern comfort, the living area features a comfortable sofa with plenty of seating and a

modern fireplace. With exposed beams, soft lighting, and comfy seating, the living area also boasts a generous fully-equipped kitchen with all the amenities you might need for your stay.

The fully-equipped kitchen features a dishwasher, built-in microwave and electric oven, induction hob with extractor fan, double-door fridge with freezer, wine cellar, and ice maker. The villa is complete with three comfortable double bedrooms featuring exclusive bathrooms with showers. Two bedrooms are located on the ground floor and overlook the lush garden, while one bedroom is located on the upper floor and offers breathtaking views of the surrounding countryside.

The villa also boasts a small fitness area with a multifunctional exercise bike, weights, a jumping rope, and a yoga mat, allowing fitness enthusiasts of all types to maintain their programmes while on holiday. A drinking water microfiltering system has been recently installed to provide high-quality natural and sparkling chilled water to the guests. Please note that one bathroom on the ground floor is suitable for disabled people. In addition to the underfloor cooling system, there is an air conditioning system upstairs (in the master bedroom and the gym) and in the lounge and kitchen area on the ground floor.

# PHOTOS















