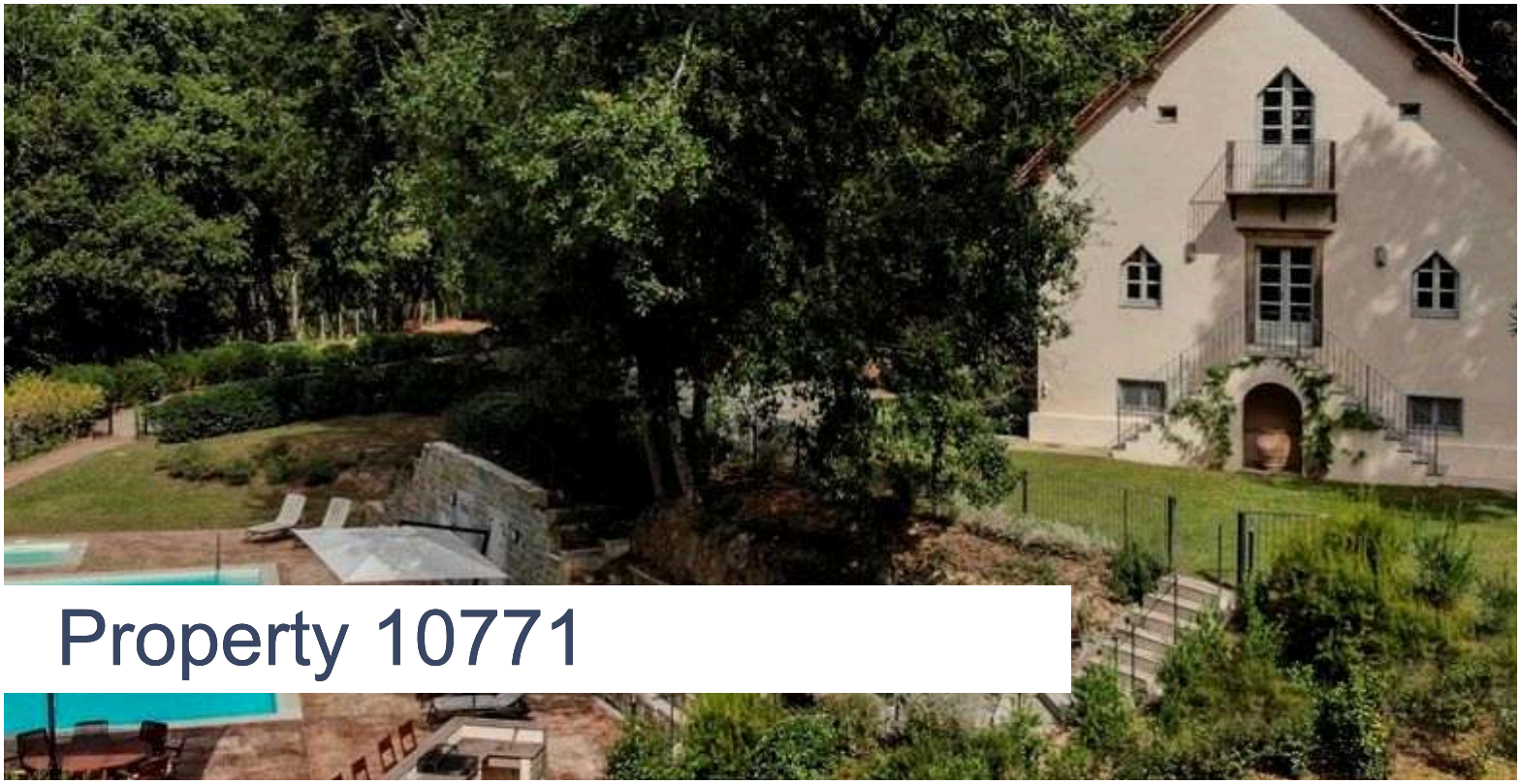


Property 10771



Number of beds: 6
Bedrooms: 3

- Air Conditioning Throughout
- Dryer
- Barbecue
- Stereo system and DVD
- Dishwasher
- Washing Machine
- Parking Space
- Swimming Pool
- Heating
- Satellite TV
- Countryside View
- Wi-Fi

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

NEARBIES

Villa Saletta - Casolare is 37 km from Pisa Galileo Galilei Airport, 68 km from Florence Amerigo Vespucci Airport, 156 km from Bologna Guglielmo Marconi Airport, and 335 km from Rome Leonardo da Vinci Fiumicino Airport. The villa is 5 km from Palaia, 8 km from Peccioli, 13 km from Terricciola, 13 km from Pontedera, 18 km from Lajatico, 18 km from Castelfalfi, 31 km from San Miniato, 35 km from Volterra, 40 km from San Gimignano, 40 km from Empoli, and 41 km from Certaldo.

FEATURES

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Swimming Pool
- Furnished Poolside Terrace
- Fully Equipped Kitchen
- Open-Plan Living Room With Dining Area
- Stone Terrace For Outdoor Dining
- Charcoal Barbecue
- Refrigerator and Freezer
- Toaster and Ice Maker
- Dishwasher
- Oven and Microwave
- Blender and Coffee Maker
- Air Conditioning And Heating Throughout
- Wi-Fi
- Satellite TV, DVD Player, Bose iPod Docking Station
- Washing Machine and Tumble Dryer
- Iron and Ironing Board
- Parking Space (Up to 7 Cars)





DESCRIPTION

Property 10771 - PALAIA

3 Bedrooms

Location and Surrounding Area
Property 10771 enjoys a privileged location in the countryside near Palaia, a hilltop village in the heart of Tuscany. Rich in history, Palaia is surrounded by vineyards, olive groves, and wooded hills. The village itself offers a glimpse into traditional Tuscan life, with local cafés, restaurants, and weekly markets where you can sample regional specialities. Ideally positioned for exploring some of Tuscany's most celebrated towns, Villa Fagnana is a perfect retreat for those seeking both tranquillity and cultural discovery.

The surroundings of the villa offer an enchanting blend of culture, history, and natural beauty. Just a short drive away lies San Miniato, a medieval hill town renowned for its white truffles and elegant architecture. Stroll through its cobbled streets, visit the cathedral and the imposing tower, and enjoy spectacular views over the Arno Valley. Nearby Volterra is another gem, with its Etruscan roots, alabaster craftsmanship, and dramatic hilltop setting, a destination steeped in ancient mystery and charm.

For those drawn to art, history and Renaissance grandeur, the villa is perfectly positioned for day trips to Florence, Pisa, and Lucca. Each city offers its own unique character: admire world-famous masterpieces and historic palaces in Florence, marvel at the Leaning Tower and Piazza dei Miracoli in Pisa, or enjoy a leisurely walk or bike ride along Lucca's perfectly preserved Renaissance walls. These iconic destinations are all within easy reach, allowing guests to explore Tuscany's rich cultural tapestry at their own pace.

Nature lovers and food enthusiasts alike will also find plenty to enjoy in the villa's surroundings. The nearby Chianti region offers scenic drives through rolling vineyards and the chance to visit renowned wineries and olive oil producers. Local trattorias serve authentic Tuscan cuisine made with fresh, seasonal ingredients. Whether you are in search of panoramic countryside, charming villages, or unforgettable culinary experiences, the area around Property 10771 is a treasure trove waiting to be explored.

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The Property
Perched high in the lush, wooded hills of the Palaia estate, Villa Property 10771 is a charming former hunting lodge that offers a secluded and romantic retreat. With its distinctive Swiss-style architecture and intimate cottage feel, this villa is the perfect escape for those seeking privacy, tranquillity, and breathtaking views over the surrounding rolling valleys. Property 10771 can accommodate up to 6 guests across 3 beautifully appointed double bedrooms with en-suite bathrooms.

The outdoor spaces at Property 10771 are thoughtfully designed to capture the true essence of alfresco living. A simple yet inviting stone terrace provides the ideal setting for intimate dinners beneath the shimmering stars, while the large poolside terrace features a charcoal barbecue for leisurely outdoor cooking and dining. Surrounded by lush greenery and fragrant Tuscan flora, these spaces offer a serene and peaceful backdrop to unwind and fully enjoy the beautiful countryside.

Inside, the large open-plan living room creates a warm and welcoming atmosphere, seamlessly connecting to the well-equipped kitchen and stylish dining area, perfect for relaxed family gatherings or

cosy evenings with friends. All three bedrooms boast luxurious king-size beds and en-suite bathrooms, ensuring complete privacy and convenience for every guest. The master suite, occupying the entire top floor, features a spacious bathroom with both bath and shower for indulgent relaxation.

Modern amenities include high-speed wireless Internet access throughout, satellite TV, a DVD player, and a Bose iPod docking station for excellent entertainment options. The villa is fully air-conditioned and heated, providing comfort and climate control no matter the season or time of day. Laundry facilities with washing machine, tumble dryer, iron, and ironing board complete the convenience and practicality of this exquisite Tuscan retreat.

PHOTOS

