

Property 157



Number of beds: 10
Bedrooms: 5

- Air Conditioning In The Bedrooms
- Barbecue
- Fireplace
- Stereo system and DVD
- Dishwasher
- Washing Machine
- Parking Space
- Swimming Pool
- Heating
- Satellite TV
- Ceiling Fans
- Countryside View
- Wi-Fi

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

FEATURES

- 5 Bedrooms with bathroom
- Pool (12 x 5 sq. m.)
- Private garden
- 2 Equipped kitchens with dishwashers, washing machines, fridges with freezer (+ a small one in the equipped kitchenette in the pool house), electric kettle, convection oven, small oven
- Parking
- Barbecue
- Central heating
- 2 Sat TVs, cd and dvd player
- Iron and ironing board
- hair dryers in five bathrooms,
- 2 fireplaces
- Ceiling fans in all bedrooms
- Air conditioning in all the bedrooms
- Wi-Fi connection





DESCRIPTION

Property 157 - SAN GIOVANNI D'ASSO

5 Bedrooms

Location and Surrounding Area

Property 157 was an old farmhouse that was lovingly restored in 2005. Located just a short walk into the quaint town of San Giovanni d'Asso with its wonderful truffle museum! This large house is a composition of two apartments, each with its own private entrance. Each apartment has its own kitchen and living room and they communicate in two points; one door is located on the first floor and the second one on the ground floor rendering the house ideal for two groups travelling together to be together while also having some privacy.

The entire farmhouse can be rented to a total of 10 people or partially to 6 people (3 BDR APT).

If only one apartment is rented, the other part will be closed and not rented to anyone else to ensure complete privacy to the guests in house.

Upon request we can arrange shopping service to fill your kitchen and pantry upon arrival, a welcome dinner can be arranged or other lunches, dinners, cooking lessons, maid service, guided truffle tours - our speciality!

ACCOMODATIONS:

2 BDR APT (120 sq.m.)

Ground floor: living room with fireplace, kitchen, dining area and a small terrace; an antique staircase made of travertine marble leads you to the first floor.

First Floor: a small terrace with panoramic view, one air-conditioned double bedroom, a bathroom with shower stall, an air-conditioned twin- double bedroom (beds can be joined upon request) with en-suite bathroom with shower stall. Both bedrooms are also equipped with ceiling fans.

3 BDR APT (200 sq. m.)

Ground floor: a large entrance, living room , kitchen-dining area, a powder room; staircase leading to the first floor.

First floor: a large living room with a fireplace and two sofas, two air-conditioned double bedrooms each one with an en suite bathroom (with shower stall), one air-conditioned twin-double bedroom (beds can be joined upon request) and another complete bathroom.

Both kitchens are fully equipped; every bedroom and the living room on the first floor of the larger apartment have ceiling fans.

THE LOGGIA: There is a pool house in front of the private pool (12 x 5 m) where you can enjoy outdoor meals at a large table that seats 10 people comfortably. The pool house has a bathroom with shower and a den with a kitchenette.

THE GARDEN: Sprawling wide beautiful green lawn with olive and pomegranate trees in front of the proeprty with an amazing view over the rolling Sienese hills.

AMENITIES: Private swimming pool (12 x 5 sq. m.), private garden, parking, BBQ, 2 TV sets (Satellite TV), central heating, CD player, dishwashers, washing machines, fridges with freezer (+ a small one in the kitchenette in the pool house), electric kettle, convection oven, small oven, iron and ironing board,

hair dryers in five bathrooms, 2 fireplaces, screens on the windows, ceiling fans in all bedrooms and in the upstairs sitting room, air conditioning in all the bedrooms, Wi-Fi connection.

ADDITIONAL COSTS TO BE PAID ON THE PREMISES: Heating, Villa Stocking pre-shopping (90 euros)

First dinner, dinners, cooking lessons, mobile phone with a credit card, maid service (10 euros per hour), extra sets of bath towels (5 euros x set), damage deposit: 600 euros for the entire house, 300 euros for the 3 BDR apartment, to be paid in cash upon arrival and will be refunded less any unpaid expenses upon departure.

LOCATION

The farmhouse is located in the peaceful countryside while just a 10 minute walk (1 km) from the romantic village of San Giovanni d'Asso, where you can find two charming restaurants, coffee bar, pharmacy, bank, post office, supermarket, a sort of general store, butcher. In the village you can visit the beautiful XIVth century castle and the TRUFFLE MUSEUM, the charming tiny XIth century Romanesque church of San Pietro in Villore with its cript and "il Bosco della Ragnaia". There are public tennis courts in Torrenieri (8 km), the famous Monte Oliveto Abbey is just 7 km away, you can find a spa 18 km away in Bagno Vignoni, wine tasting areas in Montalcino (20 km) or near Siena; the beautiful village of Pienza is 20 km away, Siena is 40 km away; you need 2 hours to get to Florence and 2.5 hours to reach Rome. The VALDICHIANA OUTLET VILLAGE is half an hour driving from the house.

PHOTOS






























