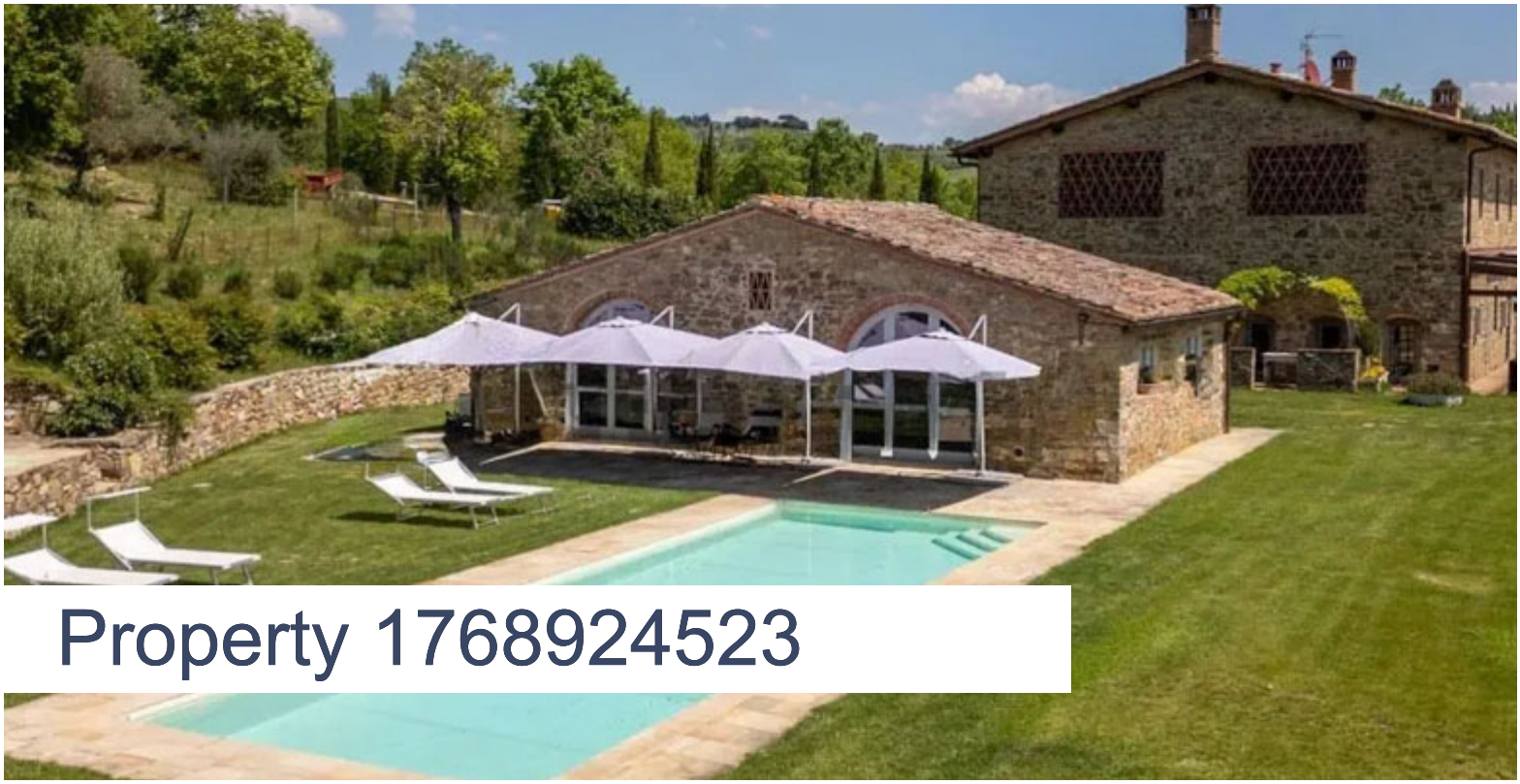


Property 1768924523



Number of beds: 12 + 4 + 4
Bedrooms: 6 + 2

Bathrobes and Slippers
Bathrobes provided for each guest.

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Barbecue

Crib

Available For Events
It is possible to host all types of events, such as weddings, birthdays, anniversaries, and similar occasions. Thanks to the outdoor loggia, up to 100 seated guests can be accommodated. If an additional marquee is hired, the capacity can be increased to accommodate up to twice as many guests.

Stereo system and DVD

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 located in the heart of the Chianti region, an area renowned for the presence of numerous wineries in the surrounding countryside.

 Dishwasher

Mattress sizes and bed dimensions
Main villa:6 bedrooms, comprising 5 double bedrooms and 1 bedroom with a queen-size bed and a single bed. There is also a double sofa bed in the lounge. In detail:5 bedrooms feature beds measuring 190x160 cm in 2 rooms, 190x165 cm in 2 rooms, and 190x170 cm in 1 room.1 bedroom offers a bed measuring 190x123 cm, plus a mezzanine with a single bed measuring 190x80 cm (with the possibility of adding a second single bed).Barn:2 double bedrooms (including one suitable for guests with disabilities), both with beds measuring 190x160 cm, plus a double sofa bed in the lounge.

Bath amenities
Bathroom courtesy line provided at the start of the stay, with refills supplied during the week.

Nearby
The villa is approximately 4 km (10 minutes by car) from La Cantinetta di Rignana. Other restaurants can be found in Badia di Passignano, also about 4 km away. A pharmacy and a bank are located in Sambuca Val di Pesa, approximately 9 km (20 minutes by car) away, while bars and a supermarket are in Tavarnelle Val di Pesa, about 13 km (20 minutes by car) away.

 Parking Space
Parking within the property for approximately 100 cars.

 Swimming Pool
12 x 4 m.Depth: 1.20 m in the first section and 1.50 m in the second section.

 Heating
Heating via radiators. Included in the price.

High Chair

 Housekeeping
Weekly housekeeping service (Wednesday afternoon). Included in the price.

Smart TV

 Satellite TV

 Outdoor Hot Tub
Hot tub for 4-6 people. Included in the price.

 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 dell'Abate is 48 km from Florence Amerigo Vespucci Airport, 92 km from Pisa Galileo Galilei Airport, and 130 km from Bologna Guglielmo Marconi Airport. The villa is 3 km from Badia a Passignano, 7 km from Montefioralle, 9 km from Greve in Chianti, 10 km from Panzano in Chianti, 12 km from Barberino Tavarnelle, 22 km from Castellina in Chianti, 22 km from Radda in Chianti, 35 km from Florence, 35 km from San Gimignano, 53 km from Siena, and 57 km from Volterra.

FEATURES

Main Villa:

- 6 Bedrooms (5 Double Bedrooms + 1 Room with Queen Bed and Single Bed) + 1 Double Sofa Bed (Lounge)
- Industrial Kitchen with Fireplace and Pizza Oven
- 6 En-Suite Bathrooms + 3 Guest Bathrooms
- 3 Spacious Interconnected Living Rooms

Barn:

- 2 Double Bedrooms (Including 1 Suitable for Guests with Disabilities) + 1 Double Sofa Bed (Lounge)
- 1 Bathroom (Accessible)
- Cosy Lounge with Small Kitchen and Sofa Bed

- Swimming Pool
- Furnished Poolside Area
- Hot Tub
- Outdoor Kitchen with Barbecue and Pizza Oven
- Iron-And-Glass Pergola
- Versatile Spaces for Events





DESCRIPTION

VILLA DEL ABATE - BADIA A PASSIGNANO

6+2 Bedrooms

Location and Surrounding Area
Nestled in the Tuscan countryside, Villa dell'Abate enjoys an exceptional location just 3 km from the historic village of Badia a Passignano and approximately 10 km from the town of Barberino Tavarnelle. Surrounded by rolling vineyards, olive groves, and picturesque medieval villages, the villa offers peace and privacy while remaining within easy reach of charming shops, cafés, and traditional restaurants. Its position also makes it an ideal base for exploring the wider Chianti region and the stunning Tuscan landscapes.

The villa is perfectly positioned to explore the heart of Chianti, one of Tuscany's most celebrated regions. Just a short drive away are the charming villages of Badia a Passignano, Barberino Tavarnelle, and Greve in Chianti, where cobbled streets, artisan shops, and traditional trattorias invite visitors to soak up the authentic local atmosphere. Wine lovers will delight in the numerous nearby wineries, offering tastings of world-renowned Chianti Classico and the opportunity to discover centuries-old winemaking traditions.

A short drive brings you to the enchanting town of Castellina in Chianti, with its historic centre, imposing medieval fortress, and panoramic viewpoints overlooking the gently rolling countryside. The area is rich in cultural and historical landmarks, including ancient churches, vibrant piazzas, and lively local markets where fresh produce, regional delicacies, handcrafted goods, and artisan souvenirs can be savoured. Every corner of this region exudes timeless charm and the unique warmth of Tuscan hospitality.

For those seeking natural beauty and outdoor adventures, the surrounding Tuscan hills provide endless opportunities for hiking, cycling, and scenic drives through idyllic landscapes. Olive groves, sun-drenched vineyards, and breathtaking panoramas create a picture-perfect backdrop, while nearby thermal spas, tranquil nature reserves, and peaceful rivers offer moments of relaxation, wellness, and rejuvenation. The region perfectly combines authentic rural charm, cultural richness, and leisurely enjoyment.

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The Property
Villa dell'Abate is a stunning villa of exceptional charm, located less than 10 minutes from Badia a Passignano, perfectly complementing the neighbouring Villa Il Monastero. With a large swimming pool, the villa is highly versatile, ideal for private stays or events, offering a luxurious retreat with ample space for relaxation. Villa dell'Abate accommodates 12 guests in the main villa with 6 bedrooms and 4 guests in the barn with 2 bedrooms, with the possibility of additional beds.

The villa combines refined elegance, versatile spaces, and breathtaking surroundings. The exteriors are designed for conviviality. An outdoor swimming pool is set within a lawned lawn area furnished with sun loungers, alongside a separate hot tub for relaxation. The outdoor kitchen features multiple cooking options, including barbecue, pizza oven, grill, and lava stone. A large iron-and-glass pergola, with side openings and electrically operated roof curtains, can seat up to 100 guests.

With the acquisition of adjacent land, the two estates now merge physically to form the remarkable Tenuta dell'Abate, where Villa Il Monastero and the new Villa dell'Abate coexist harmoniously. For those wishing to expand capacity, Villa dell'Abate can be rented together with Villa Il Monastero, offering 15

bedrooms in total, connected via a private estate road through woodland and alongside the river, a scenic five-minute drive or a 40-minute walk.

Main Villa: (6 Bedrooms):
Inside, the ground floor hosts a large industrial kitchen with a fireplace and pizza oven, three guest bathrooms, and three spacious interconnected living rooms, including one with a piano and another featuring a bar area. The first floor comprises six double bedrooms: five with beds measuring 190x165/170 cm and one with a 190x123 cm bed plus a mezzanine with a single 190x80 cm bed, with the option to add a second. Each bedroom has an en-suite bathroom with showers (one with a bath).

The first floor can be divided into two separate apartments, each with its own entrance, with the last three bedrooms also including a kitchenette and lounge with a comfortable double sofa bed, available on request for two additional guests if needed. So, the main villa can accommodate 12 guests in the bedrooms, plus 2 guests on the double sofa bed, and an extra guest on a single bed that can be added on request (in addition to the first single bed already available on the mezzanine of one of the rooms).

Independent Barn (2 Bedrooms):
The estate also includes an independent barn, featuring two double bedrooms, one of which is suitable for guests with disabilities, a bathroom with shower that is also accessible, and a cosy lounge with a small kitchen featuring a double sofa bed, perfect for extra guests or as a secluded retreat within the property. So, the barn, which is all on a single ground floor level, can accommodate 4 guests, plus up to 2 additional guests on the double sofa bed in the lounge/kitchen area.

PHOTOS





























































