

Property 1768924528



Number of beds: 10 + 4
Bedrooms: 5 + 4

Bathrobes and Slippers
Slippers only.

Pets Allowed
Pets allowed upon request.

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Barbecue

Stereo system and DVD

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The area is rich in vineyards and wineries to visit. The villa is located approximately 1.7 km from Fattoria Ispoli.

The Villa is Less Than 15 km From a Golf Course
The villa is located approximately 15 km from Circolo Golf dell'Ugolino.

The maximum distance from the city centre is 1.5 km
The villa is located just 650 metres on foot from the centre of Mercatale in Val di Pesa, approximately a 10-minute walk.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
Main villa: 5 bedrooms, including 3 double bedrooms and 2 twin bedrooms.Annex (available upon request): 4 bedrooms, including 3 double bedrooms (two with king-size beds and one with a queen-size bed) and 1 single bedroom.

Bath amenities
Soap and shampoo.

Nearby
The villa is located just 650 metres on foot from the centre of Mercatale in Val di Pesa, approximately a 10-minute walk.

 Parking Space
Parking available for approximately 10 cars.

 Swimming Pool
5 × 12 mDepth: from 1.50 to 1.70 m

 Heating
Heating via radiators, to be paid as an extra, not included in the price.

High Chair

Smart TV

Mattress topper

 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 Il Cortile is 38 km from Florence Amerigo Vespucci Airport, 80 km from Pisa Galileo Galilei Airport, and 120 km from Bologna Guglielmo Marconi Airport. The villa is located just 650 metres on foot from the centre of Mercatale in Val di Pesa, approximately a 10-minute walk. The villa is 13 km from Greve in Chianti, 14 km from Panzano in Chianti, 25 km from Florence, 26 km from Radda in Chianti, 27 km from Certaldo, 32 km from Castellina in Chianti, 45 km from San Gimignano, 46 km from Monteriggioni, 63 km from Siena, and 66 km from Volterra.

FEATURES

Main House:

- 5 Bedrooms (3 Double Bedrooms + 2 Twin Rooms)
- 5 En-Suite Bathrooms
- Fully Equipped Kitchen
- Dining Room
- Sitting Room
- Large Fridge
- Dishwasher
- Microwave
- Air Conditioning
- Wi-Fi

Dépendance (Upon Request):

- 4 Bedrooms (3 Double Bedrooms + 1 Single Room)
- 2 Bathrooms
- Simple Kitchen
- Sitting Room
- 2 Hobs
- Small Fridge

- Swimming Pool
- Paved Terrace and Intimate Garden Corners
- Furnished Covered Loggia
- Loggetta with Barbecue
- Fenced Private Garden
- Outdoor Dining Area
- Third Unit Reserved for the Owner (with Separate Entrance)





DESCRIPTION

Property 1768924528 - MERCATALE VAL DI PESA

5+4 Bedrooms

Location and Surrounding Area
Property 1768924528 enjoys a lovely position in the Tuscan countryside, less than 1 kilometre from the village of Mercatale in Val di Pesa, which can easily be reached with a 10-minute walk. Surrounded by the gentle Chianti landscape, the property offers a peaceful rural setting while remaining close to the village, where guests will find cafés, local shops, and everyday amenities. This balance between countryside tranquillity and easy access to village life makes Property 1768924528 an ideal base for a relaxing stay in Tuscany.

Property 1768924528 enjoys a strategic location in the heart of the Chianti countryside, an area celebrated for its rolling vineyards, olive groves, and charming hilltop villages. Just a short drive away lies Greve in Chianti, often considered the gateway to the Chianti region. With its picturesque triangular piazza, traditional wine shops, and welcoming trattorias, Greve offers an authentic introduction to the flavours and atmosphere of rural Tuscany, perfect for leisurely strolls and relaxed aperitifs.

The villa is also perfectly positioned for exploring the historic cities that have shaped the region's culture and heritage. The magnificent Florence is within easy reach, inviting visitors to spend the day discovering Renaissance masterpieces, elegant palaces, and world-famous museums before returning to the tranquillity of the countryside. Equally fascinating are nearby medieval gems such as San Gimignano, renowned for its iconic towers that rise dramatically above the surrounding hills.

For those wishing to explore further, the landscapes of southern Tuscany reveal equally captivating destinations. The historic city of Siena, with its magnificent Piazza del Campo and rich medieval character, makes for a memorable excursion, while the surrounding Chianti villages invite leisurely drives through vineyards, historic wineries, and postcard-perfect countryside. From Property 1768924528, guests can enjoy the best of Tuscany, balancing peaceful rural living with access to the region's most celebrated destinations.

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The Property
Nestled in the charming village of Mercatale in Val di Pesa, Property 1768924528 is a delightful Tuscan property offering authentic countryside living. The estate features two main independent units dedicated to guests: the main house, complete with its private garden and swimming pool, and a separate cottage with its own private garden. Altogether, Property 1768924528 can accommodate up to 10+4 guests across 9 bedrooms (5 in the main house and 4 in the cottage), making it ideal for large families or groups of friends.

The main house is surrounded by a fenced private garden, while the surrounding fields also form part of the estate. In the garden, an outdoor dining area invites relaxed lunches. A loggetta houses a barbecue, perfect for al fresco cooking. From the paved terrace, steps lead down to the swimming pool area, furnished with sun loungers. Scattered throughout the garden are intimate corners, as well as a furnished covered loggia. Please note that there is a third unit reserved for the owner, with a separate entrance.

Main House (5 Bedrooms):
The main house interiors combine comfort and generous living spaces. The fully equipped kitchen features a large fridge, dishwasher, microwave, and other essential appliances. The dining room comfortably seats up to twelve guests, while the sitting room offers sofas and armchairs arranged for convivial relaxation. On the ground floor, two bedrooms (one double and one twin) each benefit from their own en-suite bathroom with shower and are separated from the rest of the house by doors and an anteroom.

On the mezzanine level, a double bedroom features an en-suite bathroom with bathtub. The first floor hosts a twin room with two French beds (one 120 cm and one 140 cm wide), with its shower bathroom located just outside the room and accessed from the corridor, as well as an additional double bedroom with en-suite bathroom with a shower. Air conditioning is available throughout the main house, and Wi-Fi ensures seamless connectivity.

Dépendance/Cottage (4 Bedrooms):
The dépendance offers a more intimate and rustic atmosphere. Entry is into a sitting room with two sofas, leading to a simple kitchen equipped with two hobs and a small refrigerator, along with a table. On the ground floor there is one double bedroom and a bathroom with a shower. Upstairs, two additional double bedrooms are complemented by a bathroom with a shower and a small single room. The dépendance is available on request, subject to availability. Please note that it is best suited for 4 guests.

PHOTOS






















































































