

Property 313



Number of beds: 22
Bedrooms: 11

Bathrobes and Slippers
Slippers only.

Air Conditioning Throughout
Air conditioning is not included in the rental price and is available at an additional weekly cost.

Air Conditioning In The Bedrooms
Air conditioning is not included in the rental price and is available at an additional weekly cost.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Crib

Available For Events
Small weddings only, for a maximum of 25 guests, available with an additional fee.

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 surrounded by private olive groves and vineyards. Nearby, guests can visit renowned wineries such as Antinori and Frescobaldi.

The maximum distance from the city centre is 1.5 km
The villa is located approximately 2 km from the centre of Tavarnelle Val di Pesa.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
11 Double Bedrooms (9 Bedrooms in the Main Villa + 2 Bedrooms in the Cottage).Main Villa:Ground Floor: Double bedroom with a queen-size bed (25 cm mattress), 18 sqm.First Floor: Double bedroom with a queen-size bed (25 cm mattress), 18 sqm. Double bedroom with a queen-size bed (25 cm mattress), 20 sqm, with an additional single bed on the mezzanine level. Double bedroom with a queen-size bed (25 cm mattress), 15 sqm. Twin bedroom with two single beds (25 cm mattresses), 15 sqm (beds can be joined to form a double bed). Double bedroom with a queen-size bed (25 cm mattress), 20 sqm. Double bedroom with a queen-size bed (25 cm mattress), 15 sqm. Double bedroom with a queen-size bed (25 cm mattress), 20 sqm.Second Floor: Double bedroom with a queen-size bed (25 cm mattress), 20 sqm.Cottage: Double bedroom with a queen-size bed (25 cm mattress), 20 sqm. Twin bedroom with two single beds (25 cm mattresses), 15 sqm (beds can be joined to form a double bed).

Bath amenities
Initial supply.

Nearby
All located in the village of Tavarnelle, approximately 2 km from the property.

 Gym

 Parking Space
Private parking for approximately eight cars, located within the property and included in the rental price.

 Table Tennis

 Swimming Pool
8 x 16 m.Depth: 0,50 to 2,50 m.Open from 15 March to 20 October.

 Heating
Heating is provided by convectors and is not included in the rental price. It is available at an additional weekly cost.

High Chair

 Concierge Service
Concierge service available from Monday to Saturday, from 9:00 am to 3:00 pm. If not present at reception, the staff can be reached by phone. Included in the price.

 Housekeeping
Mid-week change of towels is included in the rental price. Weekly housekeeping is not included and is available on request at an additional cost.

Smart TV

 SPA
Heated Jacuzzi and sauna available at no additional cost. Massages with a professional therapist are available on request at an extra charge.

 Satellite TV

 Outdoor Hot Tub
Jacuzzi for 6 guests, included in the rental price and not heated.

 Countryside View

Wi-Fi

Insect Screens

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

NEARBIES

Villa Tavarnelle is 38 km from Florence Amerigo Vespucci Airport, 80 km from Pisa International Airport, 126 km from Bologna Guglielmo Marconi Airport, 254 km from Verona Villafranca Airport, and 376 km from Milan Malpensa Airport. The villa is 2,5 km from Tavarnelle Val di Pesa, 16 km from San Casciano in Val di Pesa, 20 km from Greve in Chianti, 21 km from Castellina in Chianti, 21 km from Panzano in Chianti, 29 km from Radda in Chianti, 36 km from Florence, and 45 km from Siena.

FEATURES

Main Villa:

- 9 Double Bedrooms
- 9 Private Bathrooms + 1 Accessible Bathroom (upon request)
- 3 Fully-Equipped Kitchens
- Generous Living Room with Fireplace
- Wellness Area with Heated Jacuzzi, Sauna, and Gym

Cottage:

- 2 Double Bedrooms
- 1 Shared Bathroom
- Well-Equipped Kitchen
- Living Room with Fireplace
- Large Loggia and Private Garden
- Direct Access to the Swimming Pool

- Swimming Pool with Jacuzzi (Open from 25th March to 20th October 2027)
- Poolside Area with Comfortable Sun Loungers
- Outdoor Lounge and Dining Area
- Lush Garden





DESCRIPTION

Property 313 - TAVARNELLE VAL DI PESA

11 Bedrooms

Location and Surrounding Area
Located just 2.5 km from Tavarnelle Val di Pesa, Property 313 is perfectly positioned amidst the rolling hills of Chianti. The villa enjoys an unparalleled setting, with breathtaking views of lush vineyards, olive groves, and the stunning Tuscan countryside stretching as far as the eye can see. Its proximity to the charming town of Tavarnelle offers the best of both worlds: the privacy and tranquillity of rural living, combined with the convenience of easy access to essential services and local amenities.

Tavarnelle Val di Pesa is a picturesque town in the heart of Tuscany, surrounded by rolling hills, vineyards, and olive groves. It offers a peaceful retreat with narrow streets, local shops, and traditional trattorias, perfect for experiencing authentic Tuscan life. The town is home to the historic Church of San Bartolomeo and lies within the Chianti wine region, ideal for wine tasting tours. With its tranquil atmosphere and proximity to Florence and Siena, Tavarnelle is a charming base for exploring Tuscany.

Greve in Chianti and Castellina in Chianti are two enchanting towns located in the heart of the Chianti wine region, just a short drive from Tavarnelle Val di Pesa. Greve, known for its picturesque piazza and vibrant weekly market, is the gateway to the Chianti Classico wine area and offers many opportunities for wine tasting and exploring local vineyards. Castellina, perched on a hill, is renowned for its medieval charm, with narrow streets, ancient buildings, and panoramic views of the surrounding countryside.

Panzano in Chianti is a short drive from Tavarnelle Val di Pesa. Known for its scenic beauty and tranquil atmosphere, Panzano offers breathtaking views of the surrounding vineyards and olive groves. The village is home to historic landmarks, such as the Church of San Leolino, and a variety of local restaurants where visitors can enjoy traditional Tuscan cuisine paired with exceptional Chianti wines. Panzano is also famous for its butchers, particularly the renowned Dario Cecchini, offering a true taste of Tuscan culinary heritage.

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The Property
Surrounded by nature, Property 313 offers the perfect retreat for those seeking relaxation in the heart of Tuscany. Set in an oasis of green amidst century-old olive trees, with the air filled with the fragrance of cypress and wild herbs, this exclusive property has been recently renovated to blend modern comforts with the charm of a traditional Tuscan farmhouse. Property 313 can accommodate up to 22 guests across 11 bedrooms in the main villa (9 bedrooms) and the cottage (2 bedrooms).

The property features a lush garden with a swimming pool equipped with a Jacuzzi (open from 25th March to 20th October 2027) and a poolside area furnished with comfortable sun loungers, inviting guests to unwind. The garden also includes a generous al fresco lounge area with sofas and armchairs, perfect for relaxing with a good book. Additionally, there is a spacious al fresco dining area with a large table, ideal for intimate gatherings over traditional Italian meals while enjoying the mild Tuscan climate.

Main Villa:
On the ground floor of the main villa, a large paved area, once the farmyard, leads into a characteristic terracotta room with stone walls, open beams, and arches, creating a unique and inviting atmosphere complemented by the cheerful crackling of a typical Tuscan fireplace. This floor also features three fully-

equipped kitchens, where guests can prepare delicious traditional Tuscan meals, and a generous living room with another typical Tuscan fireplace, offering a cosy space for relaxation.

Also on the ground floor is a spacious double bedroom with an en-suite bathroom featuring a shower. An accessible bathroom is available upon request. On the first floor, you will find seven double bedrooms, each with an en-suite bathroom with a shower. Additionally, there is a comfortable double bedroom with a private bathroom, also equipped with a shower. The lower ground floor of the main villa offers a serene wellness area with a heated Jacuzzi, sauna, and gym.

Cottage:
Adjacent to the main villa, the charming cottage accommodates up to four guests and includes two spacious double bedrooms and a shared bathroom with both a shower and a bathtub. The cottage features a large, inviting loggia, a private garden, and direct access to the swimming pool, offering a peaceful retreat. It also includes a well-equipped kitchen with modern appliances and a comfortable living room with a cosy fireplace, ideal for relaxing in the evening with a glass of local wine.

PHOTOS




















































































