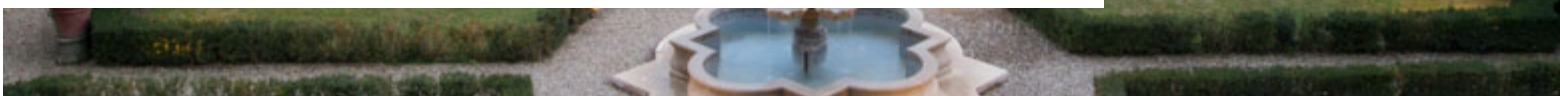




# Property 469



**Number of beds:** 20  
**Bedrooms:** 10

## Bathrobes and Slippers

Bathrobe and slippers provided for each guest.

## Accessibility for people with reduced mobility

## Pets Allowed

Pets allowed with no size restrictions and no extra charges.



## Air Conditioning Throughout

Available in all rooms except the gym and the billiards room. Included in the price.



## Air Conditioning In The Bedrooms

Included in the price.



## Hair Dryer In The Bathrooms



## Dryer



## Barbecue



## Fireplace

## Safe

Safe available in all bedrooms.

## Crib

## Available For Events

The villa can also be used for events. Conditions depend on the requested period and are assessed on a case-by-case basis. Generally, events held within the villa's indoor spaces have the same capacity as the villa itself, which is 20 people.



## 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 within the 1,100-hectare Tenuta del Borro estate, which also includes vineyards and wineries.

### The Villa is Less Than 15 km From a Golf Course

The Borro's three-hole golf course is located just a few kilometres from the villa.

### The maximum distance from the city centre is 1.5 km

San Giustino Valdarno, the nearest town, is located 2 km from the villa. The closest city is Arezzo, 21 km away.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

10 Double bedrooms. 1 Master bedroom with super king bed, 8 bedrooms with king beds, and 1 bedroom with a queen bed. Five of these rooms can be converted into twin bedrooms.

### Bath amenities

Initial supplies and daily refills throughout the entire stay.



Gym



Parking Space

Parking is available around the villa and can accommodate approximately ten cars. Included in the price.



Swimming Pool

15 x 7,5 m. Depth: 1,7 m.



Indoor Pool

10,30 x 3,80 m. Depth: 1,15 m.



Heating

Heating via radiators and fan coil units. Included in the price.



Heated Pool

The indoor pool is heated. Heating for the indoor pool is included in the price.

### High Chair



Housekeeping

Daily housekeeping (from Monday to Sunday). Included in the price.



SPA

Sauna, heated indoor pool, and gym. Included in the price.



Staff living on site

Two staff members live in a private area within the villa. This area is reserved exclusively for staff and is separate from guest areas.



Pool Table



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 Hohenlohe is 80 km from Florence Peretola Airport, 119 km from Perugia San Francesco d'Assisi Airport, 140 km from Pisa Galileo Galilei Airport, and 161 km from Bologna Guglielmo Marconi Airport. The villa is 2 km from San Giustino Valdarno, 21 km from Arezzo, 41 km from Radda in Chianti, 47 km from Greve in Chianti, 49 km from Cortona, 52 km from Castellina in Chianti, 61 km from Siena, 68 km from Florence, 68 km from Montepulciano, 75 km from Pienza, and 89 km from Montalcino.

## FEATURES

- 10 Double Bedrooms
- 10 En-Suite Bathrooms + 2 Guest Bathrooms
- Outdoor Swimming Pool
- Furnished Poolside Area
- Fully Equipped Kitchen with Dining Area
- Main Living Room with Piano and Fireplace
- Refined Dining Room
- Grand Entrance Hall with Staircase
- TV Lounge
- Private Study
- Manicured Italian Garden with Fountain
- Outdoor Lounge Area
- Barbecue Area
- Private Annexe with "Hunting Room"
- Panoramic Terrace
- Heated Indoor Pool
- Private Wine Cellar
- Billiards Room
- Gym
- Sauna
- Air Conditioning in All Rooms



# DESCRIPTION

Property 469 – SAN GIUSTINO VALDARNO

10 Bedrooms

## Location and Surrounding Area

Nestled in the heart of the Tuscan countryside, Property 469 is in San Giustino Valdarno, a charming village surrounded by rolling hills, vineyards, and centuries-old olive groves. This peaceful setting offers the perfect blend of seclusion and accessibility, placing guests within easy reach of Tuscany's most celebrated cities while immersing them in the authentic beauty of rural Italy. From the villa, sweeping views stretch across the estate and the surrounding landscape, offering a truly enchanting backdrop.

The surroundings of Property 469 offer an extraordinary gateway to the cultural and natural treasures of Tuscany. Just a short drive away lies Arezzo, a historic gem known for its Roman roots, Renaissance architecture, and the frescoes of Piero della Francesca. With its vibrant antique markets, charming cobbled piazzas, lively local trattorias, and elegant boutiques, Arezzo is the perfect destination for a day of art, history, and authentic Tuscan atmosphere.

To the north, the splendour of Florence awaits, with its world-renowned museums, grand cathedrals, and elegant boutiques. A cradle of the Renaissance, Florence offers an unforgettable journey through the masterpieces of Michelangelo, Botticelli, and Brunelleschi. Lose yourself in its winding mediaeval streets, admire the majestic Duomo, cross the iconic Ponte Vecchio, and indulge in gourmet Tuscan cuisine in one of the city's many refined restaurants.

The villa is also ideally positioned to explore the Chianti region and the Val d'Orcia, two of Tuscany's most iconic areas. Here, postcard-perfect landscapes unfold between vineyards, cypress-lined roads, and medieval hilltop towns such as Montepulciano, Montalcino, and Pienza. Discover world-class wine estates, enjoy panoramic countryside views, wander through ancient stone villages, and savour the rich culinary traditions that define this timeless corner of Italy.

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## The Property

A timeless symbol of elegance and grandeur, Property 469 is the most prestigious residence within the historic estate of Il Borro. Originally built in 1854 by the princely family of Hohenlohe Waldenburg and later owned by Duke Amedeo of Aosta, a member of Italy's last royal family, this magnificent 19th-century villa has been carefully restored by Ferruccio Ferragamo to its original splendour. Today, the villa offers an exclusive retreat for up to 20 guests in 10 double bedrooms, each with an en-suite bathroom.

The villa is framed by a manicured Italian garden, where cypress-lined paths lead to a refined central fountain. A 15 x 7.5 metre swimming pool, with a depth of 2.70 metres, lies surrounded by elegant sun loungers and parasols. A lawn area, fully equipped for outdoor living, invites guests to relax and dine al fresco, while a barbecue area offers the perfect opportunity for convivial evenings. Adjacent to the villa, a private annexe features a charming "hunting room" and panoramic terrace.

Inside, Property 469 enchants with its majestic interiors and aristocratic flair. The grand entrance hall features an imposing staircase, marble columns, and period details. The main living room, complete with a piano, fireplace, and fine artwork, opens into a refined dining room with an elegant long table and crystal chandelier. A separate TV lounge, private study, and fully equipped kitchen with dining area add further comfort. Every room is air-conditioned, and each bedroom is an ode to classic luxury.

The villa's mezzanine level offers four double bedrooms: one with an en-suite bathroom with both bath and shower, two with en-suite bathrooms with showers, and one with both bath and shower. On the second floor, the Royal Suite features a canopied bed, walk-in wardrobe, and en-suite bathroom, while five additional double bedrooms each come with their own private en-suite. The lower ground floor offers a wine cellar, two guest bathrooms, a billiards room, gym, sauna, and a heated indoor pool.

# PHOTOS

