

Property 475



Number of beds: 13 + 1
Bedrooms: 7

Bathrobes and Slippers
Bathrobes and slippes available on request at an additional cost.

Accessibility for people with reduced mobility

Pets Allowed
Small and well-behaved pets are allowed on request.

Air Conditioning Throughout
Included in the rental price.

Air Conditioning In The Bedrooms
Included in the rental price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Available For Events
On request, the villa is available for events.

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 wineries and vineyards to visit.

The maximum distance from the city centre is 1.5 km

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
7 Bedrooms, of which:5 Double bedrooms (which can be converted into twin rooms).1 Double bedroom (cannot be converted).1 Single room. In this room, on request, it is possible to add an extra bed on request (at no extra cost).The double beds are 200x200. One double bed on the upper floor is approx. 180x200. Single beds are 100x200.

Bath amenities
Weekly refill.

Nearby
The villa is about 2 km fromÂ Tavarnelle Val Di Pesa.The closest restaurants are Osteria La Gramola and Pizzeria La Fornace. The closest bar is Caffè degli Amici.

Parking Space
Outdoor parking space inside the property for up to five cars. Included in the rental price.

Swimming Pool
15 x 7 m.Please note that the pool is not heated.

Heating
Heating (radiators and fan coil) not included in the rental price, available at an extra cost.

High Chair

Concierge Service
Concierge service on request, included in the rental price.

Housekeeping
Daily cleaning, approximately 2 hours per day (except on Sundays and holidays). Included in the rental price.

Smart TV

SPA

Staff living on site

Satellite TV

Outdoor Hot Tub
Heated Jacuzzi for up to four people near the pool.

Ceiling Fans

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

Il Fortino is 44 km from Florence Peretola Airport, 80 km from Pisa International Airport, and 126 km from Bologna Guglielmo Marconi Airport. The house is 2 km from Barberino Tavarnelle, 20 km from Greve in Chianti, 21 km from Castellina in Chianti, 23 km from Panzano, 28 km from Radda in Chianti, 29 km from Impruneta, 31 km from Firenze, 39 km from Gaiole in Chianti, 51 km from San Gimignano, and 55 km from Certaldo.

FEATURES

- 7 Bedrooms (6 Doubles and 1 Single) + 1 Additional Guest Bed Available on Request
- 7 En-Suite Bathrooms
- Swimming Pool (Heated On Request, Extra)
- Paved Sun Deck
- Heated Hot Tub
- Kitchen with Central Table
- Main Living Room wiht Cosy Armchairs
- Second Living Room with Sofas
- Grand Dining Room with Long Table
- Large Stone Terrace
- Arbor-Covered Outdoor Dining Area
- Sun Loungers and Outdoor Shower
- Additional Shaded Seating Areas under Pergolas
- Gardens with Lush Greenery





DESCRIPTION

Property 475 - BARBERINO TAVARNELLE

7 Bedrooms

Location and Surrounding Area
Property 475 enjoys an enviable position in the rolling Chianti hills, just a 5-minute drive from the centre of Barberino Tavarnelle. Surrounded by vineyards, olive groves, and cypress-lined hills, the villa offers an idyllic blend of tranquillity and accessibility. Guests can easily explore local wineries, quaint villages, and Tuscan markets, yet return each day to the peace and privacy of their countryside retreat. From sunrise to sunset, the panoramic views capture the timeless beauty of Chianti.

The area surrounding Property 475 is a treasure trove of Tuscan charm, authenticity, and timeless beauty. Just 2 km away lies the picturesque village of Barberino Tavarnelle, where cobbled streets, historic churches, and charming local artisan shops offer an authentic glimpse into everyday Italian life and enduring local traditions. The village's cafés and trattorias invite visitors to savour regional delicacies, while lively weekly markets provide a colourful, vibrant taste of the local culture and friendly community spirit.

A short drive opens the world-renowned Chianti region, famed for its rolling vineyards, olive groves, and medieval hilltop towns dotted with charming stone buildings. Guests can visit Greve in Chianti, explore its central piazza, wine shops, and the fascinating Wine Museum, or head to Panzano for its famous butcher shops, local delicacies, and breathtaking panoramic views. The gentle hills are perfect for scenic drives, cycling, and walks, each turn revealing picture-postcard landscapes and traditional farmhouses.

For those eager to explore further afield, Firenze, Siena, and San Gimignano are all within a 30-minute drive, offering world-class art, history, culture, architecture, and unforgettable experiences. From the magnificent Duomo in Florence to the medieval towers of San Gimignano and the historic squares of Siena, the proximity of these cultural treasures allows guests to combine countryside serenity with unforgettable excursions into Tuscany's most iconic, captivating, and enchanting towns.

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The Property
Nestled in the heart of the Chianti hills, Property 475 is a splendid villa that effortlessly combines historical charm with modern comfort. The meticulous restoration of the villa has preserved many of its original architectural features, recreating the timeless atmosphere of this noble family residence. Set just 2 km from Barberino Tavarnelle, Property 475 can accommodate 13 guests across 7 bedrooms (6 doubles and 1 single), with the possibility of an additional guest upon request.

Surrounded by lush gardens and verdant landscapes, guests can enjoy a large stone terrace with an arbor-covered dining area, a sparkling swimming pool with a paved sun deck, and sun loungers perfectly positioned for soaking up the Tuscan sun. A hot tub offers the ultimate in relaxation, while an outdoor shower provides a refreshing experience. Additional shaded seating areas beneath pergolas and mature trees invite quiet contemplation, harmonising with the natural beauty of the surroundings.

Inside, the spacious living room features cosy armchairs around a decorative fireplace and a glass-topped coffee table, while a second living area offers two white sofas in a serene setting. The grand dining room, centred around a long table, is ideal for memorable gatherings, and the kitchen includes a

central table perfect for casual meals. Throughout the villa, rooms are bright and welcoming, with exposed wooden beams and a palette of warm beige and cream tones.

On the ground floor, two bedrooms (configurable as either doubles or twins) feature en-suite bathrooms, one with a bathtub and shower, the other with shower only. Upstairs, three further bedrooms can be arranged as doubles or twins, each with a shower-equipped en-suite bathroom. The first floor also hosts a double bedroom with en-suite bathroom with a shower, and a single room, where an extra single bed can be added on request, offering flexibility for families or smaller groups seeking privacy and comfort.

PHOTOS


















































































