



FIANO (Province of Florence) REF. 413

The elegant country villa is located in a stunning location close to the village of Fiano. It is surrounded by a vast olive grove which embeds the estate in 360 degrees. From the garden you will enjoy views of the rolling hills and onto the ancient towers of San Gimignano. The guests are invited to taste the Chianti wines and olive oil produced by the family-owned farm. The farm organizes wine tastings free of charge in the nearby wine cellar, and recently its Super Tuscan was awarded by Wine Spectator.

The estate consists totally of four apartments (1 for 2 persons, 3 for 4 persons) and one separate and private house for six (+2) persons, overlooking a picturesque valley towards south-west. Each apartment has been meticulously renovated and personally furnished by the owners with precious original art and antiques in combination with all modern conveniences.

This bright house enjoys big French windows, pastel colours and impressing views – it is the perfect place for an unforgettable vacation. The outdoor areas invite you to your al fresco dining, and every day the sunset is breathtaking. A path leads to a magnificent swimming pool with roman steps which is shared by all guests at the apartments and at the separate house.

Closest village Distances Fiano (2 km), Province of Florence

Certaldo 7km, train station Certaldo (8km) Florence 40 km, Siena 40 km, Airport Florence 50 min, restaurant 1km, grocery shop 500 m, horse riding 5

km, golf 40 km

Villa

Ground floor: spacious living room with four glass doors opening to the terrace and the garden, fireplace in the living room, piano in the living room, Kitchen, dining area, bathroom with shower

1st floor: three bedrooms of which two can be prepared as a twin, three

bathrooms with shower (of which two ensuite)

Upon request: fourth bedroom (twin)

Terrace and

Garden

The villa enjoys an independent, furnished terrace, further common pool area

and common terraces

BBQ **yes**

Swimming Pool Yes (shared with the apartments at the estate) 14 x 6 m in breathtaking

location - opening dates May 7th to October 22nd

View Breathtaking panorama on the Tuscan "postcard" landscape

Location The villa belongs to a winery, but are separated from the ongoing works

Pets No Parking lot Yes

Kitchen dishwasher, cooker, oven, microwave, fridge, electric kettle, toaster,

equipment American coffee machine

Washing machine Laundry room for all guests with washing machine and dryer

TV SAT TV Radio yes

Internet wireless – free

Air Conditioning Yes – in all bedrooms

Weekly rates House for 6 persons

Low Season

(1 April to 31 May 2024 and 1 October to 31 October 2024)

Euro 3.500.-

High Season (1 June 2024 to 30 September 2024)

Euro 3.750.-

Additional person at the barn Euro 150.- / person / week

Inclusive Electricity, water, use of swimming pool, wifi Internet, welcome basket, baby

bed, wine and olive oil tasting at the owner's winery, tourist tax

Exclusive, payable

Breakage deposit

on the spot

Air-conditioning and heating (if used): Euro 200.- price per week, additional

maid service upon request Euro 15.- / hour,

Final cleaning: Euro 200.-

additional change of towels and bed linen upon request, use of washer, pool towels Euro 10.- / each towel, dinners upon request: to be specified when booking and to be paid on the premises at the end of each working day: Cook for dinner during the week: EUR 50 per person (the fee is not inclusive of wine). A dinner can be prepared by a cook who prepares also the table. The dinner consists of an hors d'oeuvre, a first course (pasta dish), second course (meat and vegetables) and a dessert. Dinners are available for a minimum of 4 people and are offered from Monday to Friday. The menu can be discussed upon arrival.

Euro 400.-

Capanna (6 – 8 persons)

Ground floor: large living room with piano, fireplace, kitchen area and dining area (there are four exits to two outdoor areas just in front of the house, bathroom with shower.

1st floor: 3 double bedrooms (of which two can be prepared as twins), 3 bathrooms with shower (of which two ensuite)

Upon request: additional twin bedded room, bathroom with shower

The house offers air-conditioning, fireplace (fire wood not included),.

Capanna has its private access with electronic entrance gate, private parking and private path to the shared pool.

& More

Easy walk to a grocery shop and a Tuscan restaurant. The famous medieval towers of San Gimignano can be seen from the terraces, the garden and the pool. Hair dryers provided