

# Villa Montaione



The villa, a 2-storey house, with its unusual long rectangular shape, is built with ancient stones and is part of an estate situated near the pretty village of Montaione, just 5 km away from the Golf club of Castelfalfi and 15 minutes from the famous town of San Gimignano.

The property is surrounded by a lush garden with a 9 x 14 meter panoramic swimming pool. The gardens in front of the villa offer a breathtaking view over the surrounding countryside. A stone staircase (two flights of stairs) lead down to the swimming pool area from the entrance to the villa which is also close to the loggia, the ideal place to dine outside or simply relax after a swim. Behind the swimming pool there is a cabin with a bathroom and 3 dressing-rooms one of which with a big a shower cabin. The vineyards and olive groves which surround the house offer guests the ideal place to relax and take a walk.

## DETAILS

Location: Montaione - Italy

Bedrooms: 9

Single beds: 9

Double beds: 4

Bathrooms: 10

Sleeps: 17

## POLICIES

Check in: 16:00-19:00

Check out: 09:00-10:00

## FACILITIES

No Elevator

Swimming Pool

Washing machine

Microwave

DVD player  
Walking tours  
Hairdryer  
high chair  
Parking  
Maintenance services  
Golf course within a range of 10 km  
Pets allowed  
House linens (sheets & towels)  
Stereo  
Television  
Dishwasher  
Internet  
Baby cot

#### MORE FACILITIES

Collection of CD's and DVD's  
Wireless Internet Connection  
Fireplaces in some of the living rooms  
Kettle  
Oven  
Large fridge  
Pets allowed upon prior request  
Hair dryer

#### ACCOMODATION

There are no neighbouring houses in a radius of 2 kms and the street to reach the property is private. The villa is located in the heart of Tuscany making it the ideal place for people seeking a peaceful retreat away from the hustle and bustle of the usual city life whilst at the same time still being close to all the main attractions and amenities in the local area.

Villa Montaione is an independent 2-storey villa featuring spacious lounge areas for relaxation, elegant dining rooms for entertaining, a billiard room, a very spacious fully equipped kitchen and 9 bedrooms with ensuite bathrooms, sleeping up to 17 people and a guest toilet on the ground floor. The villa offers all the comforts for a pleasant and welcoming stay. On the ground floor the entrance hall leads to the green sitting room and to the main hall that is connected to the billiard-room and to the library. On the other side there is a large dining room, the hunting hall with big fireplace, a study, the fully equipped kitchen and a guest bathroom with toilet. Also on this floor you will find the first twin bedroom and bathroom which is suitable for disabled people. A big stone staircase located into the green sitting room leads to the first floor. On this floor you will find the remaining 8 bedrooms all with ensuite bathrooms. In total there are 3 twin bedrooms, 1 single bedroom and 4 doubles. All of the bedrooms have private bathrooms (some are very spacious) with shower stalls whilst one of the bathrooms has a bathtub.

All the bedrooms on the first floor are equipped with air conditioning.

The villa, which has been recently renovated, is perfect for large groups who wish to experience living in a classic Tuscan villa. It's location, near San Gimignano, Volterra, Florence and Siena is perfect for sightseeing and doing many other activities such as wine tasting, horse riding, shopping and much more.

#### CONDITIONS AND PRICES

The property can only be booked from Saturday to Saturday.

Pets are allowed on request.

Included in the price: Wi-fi Internet connection, cleaning of the rooms 6 days (excluding Sundays) between 10 am and 1 pm; linen change on Saturday and Wednesday; linen change on Saturday and Wednesday; wine tasting.

Excluded from the price: Utility bills (gas for the kitchen and heating are not included. Calculated according to the fuel used to heat the house upon arrival and upon departure of the guests. The gas used also to heat up the water costs € 6.48/mc, weekly electricity consumption in excess of 450 Kw/h is charged at € 0,45/Kwh), extra cleanings (€ 15,00/h), extra sheets/towels set/pool towels (€ 5,00/each person or set), baby sitter (€ 15,00/hour), baby cot (€ 50,00/week), highchair (€ 25,00/week), bed for adult (€ 100,00/week), breakfast (€ 15,00/day/person), served dinner (€ 45,00/day/person,

wine not incl.). Meals should be ordered to the manager at least 48 hours in advance, lunches will be served between 12 am and 2 pm, and dinners between 7 and 9 pm. Arrival shopping (€ 50,00 + the requested ingredients). Wine tasting and tours on request. Other extras on request. City tax (these imports are subject to change, they usually go from €1 to €2 per person per night and they will be collected on site).

Security Deposit: Customers are required to pay upon arrival (cash) 1.500,00€ security deposit, which will be returned at the end of the stay upon damages.

Events and wedding ceremonies: events and weddings can take place in Villa Montaione, with an extra fee to be agreed with the villa staff.

### AREA

The villa is located along the Via Francigena (the ancient pilgrimage route that goes from Rome and Canterbury, passing through England, France, Switzerland and Italy), just 15 minutes from San Gimignano, 45 minutes from Siena, and just under 1 hour from Florence. Thanks to its ideal location guests are in easy driving distance of all the main tourist attractions in Tuscany. During your holiday we recommend you visit Florence, Siena, Lucca, Monteriggioni, Volterra and San Gimignano with its amazing towers and maybe the best ice-cream in the world. The villa is also less than 40 minutes from Pisa's International airport Galileo Galilei. Regarding the local area the nearest grocery shop is just 1 km away (at the end of the private street) and the nearest village is Montaione (10 minutes).

There is a bigger supermarket which is also on Sunday at 10 minutes from the villa. Moreover the area offers plenty of excellent restaurants which serve typical Tuscan dishes and there is a nearby pizzeria which offers only organic pizzas. For those who like truffles there is a restaurant that specializes in truffle dishes and there you will be totally spoiled for choice. Montaione offers nice traditional art and craft shops, quality food shops.

Other activities available in the area include horse riding (6 kms), golf courses (9 kms), tennis court (1 kms), wine tasting (the owners of Villa Montaione produce wine and oil and the villa is surrounded by their olive groves and vineyards; guests have the possibility of a wine tasting at the villa or in the historical wine cellars of Villa Dianella Fucini, sister hotel). There is local spa for beauty treatments and massages. Guests can also rent bikes, go quad riding and book an original Vespa sightseeing tour among the Tuscan hills. Finally "shopping addicts" can spend a day at one of the main outlets the area; at Barberino del Mugello (1,5 hours) there is the Barberino Designer Outlet (brands: Prada, Missoni, CK, Missoni, John Ashfield..) and the Mall (brands: Ferragamo, Ungaro, La Perla, Valentino, Yves St. Laurent and so on). There is also the Valdichiano Designer Outlet at the Siena exit of the A1 motorway which has a range of top brands and designer names.















