

# Villa with swimming pool for exclusive use

## Summary

Countryside



## Description

This villa with private fenced swimming pool and large 60 sq. M. Pergola has been recently renovated maintaining all the typical characteristics of Tuscan farmhouses; it is located on a hill, 100 meters from a small pond, inside a reserve where you can easily see wild boars, roe deer, hares, pheasants, squirrels, foxes, hawks and night badgers, porcupines, hedgehogs and numerous night birds such as the owl and the barn owl. As you can see from the photos, this cottage has a panoramic view on 4 sides (360 degrees) and can be reached by following a typical road with rows of cypresses, The view you will enjoy is unique, cultivated fields, woods, hills, typical ponds of the Tuscany. Despite being in a natural and isolated setting, it has only 700 meters of dirt road kept in perfect condition and is located only 12 km from Volterra and San Gimignano. The first village with the supermarket, bar, post office and restaurant (Castelsangimignano) is only 5 km away. The villa is located between Florence and Siena which can be reached in less than an hour. The sea can be reached in 40 minutes (since the villa is located in the center of Tuscany, it can be a good starting point for visiting the villages and cities of art in this region). **INTERIOR OF THE VILLA** On the ground floor there is a nice loggia with a wooden table for 12 people, so in case of rain or wind you can eat sheltered while enjoying the beautiful view. We then find 3 bedrooms with bathroom, one of which with the typical Tuscan vaults and two with beautiful chestnut beams. Then there is a kitchen with oven, microwave, dishwasher, fridge and everything needed for cooking, a lounge with fireplace and satellite TV. The kitchen leads to the large pergola of 60 square meters with wooden table for 12 people and lounge. From this pergola you have a beautiful view of the surrounding hills. Passing through ancient stairs, you access the first floor, where we find, 2 living rooms with fireplace and satellite TV and sofa beds, 2 kitchens, 2 bedrooms with bathroom. The entire ceiling

of the first floor has large chestnut beams. **EXTERIOR OF THE VILLA** The villa has a 5000 square meter garden with a panoramic swimming pool with a one meter high fence with teak beds with mattress, table, teak chairs and umbrellas (The pool is disinfected with the salt electrolysis process and cleaned every day. Chlorine and pH are checked several times a day as required by law) The villa has a beautiful "panoramic terrace" with a mosaic table for 12 people where it is possible dine observing beautiful sunsets. To complete the exterior, we find an ancient stone oven where guests can make tasty pizzas or bread. At 10 meters from the villa there is a small cottage that the owners use to cook only for guests who reside in the villa and who require this service **ACTIVITIES and SERVICES** - Breakfasts, lunches and dinners and tastings in the villa (in the small cottage near the villa used as a restaurant for the exclusive use of guests only) -Cooking lessons (Paola will show you how homemade pasta is made and prepare a pasta sauce) -Massages: Valerio performs Thai massages and Swedish Relaxing massages under the pergola or in room -Free yoga lessons for guests of the villa -Wine tasting in the villa with or without Sommelier -Wine tour on foot with departure from the villa -Wine tour with driver and minibus -Horse riding (just 500 meters from the farmhouse, in the reserve there is a riding school) -Quad (just 15km from the villa there is a quad center where you can rent quads) -Shooting (just 2 km from the villa there is a shooting range) -Free trekking with the owner (in fact, many paths leave from the villa, to be mentioned are the one for the village of Pignano, the one for the waterfall near the villa, the abandoned village of Castel Vecchio, the Canyon, and the 3 lakes of Montenero -MTB rental -On request cleaning and extra changes To make your stay safer, we have installed an external video surveillance system and all the rooms in the villa have an anti-theft system. **OWNER** Paola and Valerio the owners of the villa, live not far away and while ensuring total privacy for guests, they are at your complete disposal for any need or advice ....

## Map

**Address:** Podere le Ginepraie Località Pignano

**Zip/Postal Code:** 56048

**Latitude / Longitude:** 43.40034 / 10.86002



Accommodation, facilities, utilities

Luxurious Villa

**Bedroom(s):** 5 ( 10 Sleeps )

**Bathroom(s):** 5

## Suitability

- **Long term rentals:** Yes
- **Pets:** No
- **Smoke:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair:** No
- **Elderly or infirm:** Yes

## View

Green

**General facilities**

Breakfast, Parking, Private parking, Restaurant, Security system

**Indoor facilities**

Tile floor, Television

**Outdoor facilities**

Garden, Pool, Lawn, Barbeque area

**Rates**

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	-		-	-	-	-
No rates available						

**Policies**

Check in: 16:00, Check out: 10:00

