

Factsheet

One hour from Florence, experience life in a restored villa within a former 15th century hamlet. The villa, with its swimming pool and its private spaces, is located a few steps from the centre of the village and its amenities, including a theatre, a living-library, a second swimming pool and the organic restaurant open only for the guests of the village.

- The internal area measures 300 sqm
- 12 guests in 6 bedrooms, 5 double and 1 twin, all with bathrooms ensuite (2 cots and 2 highchairs are available)
- Wi-Fi and Air Conditioning throughout
- Private swimming pool
- Pet friendly

Property

This villa is part of an ancient pilgrimage retreat built during the XV century that comprehends other houses and makes up a historical hamlet that has been restored with the concept of blending the environment and culture of its heritage. This villa offers complete privacy thanks to its architectural design, whilst guests can choose to participate in the hamlet's life, including a series of common areas such as theatre, library and private restaurant. The interior design results from a classic yet renovated style with original handmade terracotta floor and wood-beamed ceilings. Elements of classic Italian architecture are combined with contemporary touches such

as LED lights set in antique lamp holders, the steel kitchens in industrial style, the bathroom's design inspired by the feeling of modern life. Materials, such as travertine marble, serene stone, and wood features have been sourced locally. New-fashioned yet very comfortable, this is a contemporary retreat with an elegant aura and a welcoming vibe, blending traditional and modern Italian architecture with a solid eco-friendly accent.

Villa Amenities

- Dining area for 12 guests
- 28" flat-screen TV in the living room
- The kitchen features four gas burners cooking station, an electric oven, a dishwasher, an American coffee machine, a fridge with integrated freezer and a kettle

Hamlet Amenities

- Dining room for the hamlet guests with inside and outside tables in the inner cloister
- A 160 sqm two levels customized library with a sitting area with seats for 20 guests and a corner bar
- The private indoor theatre seats up to 150 guests and is designed for every kind of meeting or representation, as well as a projection cinema hall
- Billiard room with service bathroom
- Wine room with tables for 15 guests
- Olive oil tasting classroom
- Massage room with 3 service bathrooms
- Private 50 sqm consecrated Chapel

Bedrooms

BEDROOM 1



BEDROOM	Double
SIZE	Queen 170 cm by 195 cm
FLOOR	First
SQ.MT	25
AMENITIES	▪ Air Conditioning
BATHROOM	Ensuite
TYPE	Shower and Bathtub
NOTES	▪ Garden View

BEDROOM 2



BEDROOM	Double
SIZE	Queen 170 cm by 195 cm
FLOOR	First
SQ.MT	27
AMENITIES	▪ Air Conditioning
BATHROOM	Ensuite
TYPE	Bathtub
NOTES	▪ Garden View

BEDROOM 3



BEDROOM	Double
SIZE	Queen 170 cm by 195 cm
FLOOR	First
SQ.MT	27
AMENITIES	<ul style="list-style-type: none"> Air Conditioning
BATHROOM	Ensuite
TYPE	Shower and Bathtub
NOTES	<ul style="list-style-type: none"> Garden View

BEDROOM 4



BEDROOM	Twin
SIZE	Two Regular 100 cm by 195 cm
FLOOR	Ground
SQ.MT	27
AMENITIES	<ul style="list-style-type: none"> Air Conditioning Minifridge
BATHROOM	Ensuite
TYPE	Bathtub
NOTES	<ul style="list-style-type: none"> Garden View

BEDROOM 5



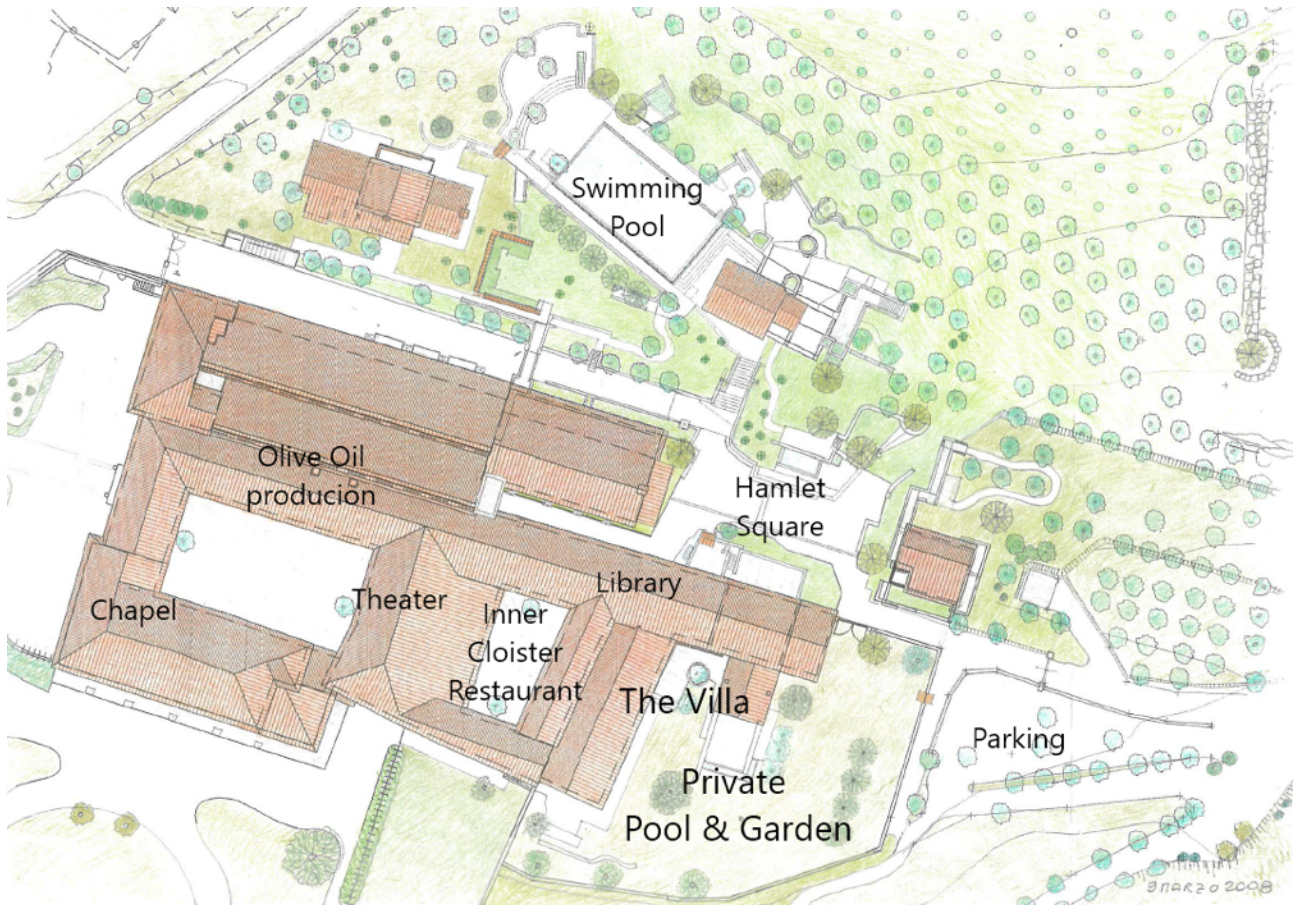
BEDROOM	Double
SIZE	Queen 170 cm by 195 cm
FLOOR	First
SQ.MT	35
AMENITIES	<ul style="list-style-type: none"> Air Conditioning 25" TV Minifridge Safe
BATHROOM	Ensuite
TYPE	Bathtub
NOTES	<ul style="list-style-type: none"> A cot space is available Inner cloister view

BEDROOM 6



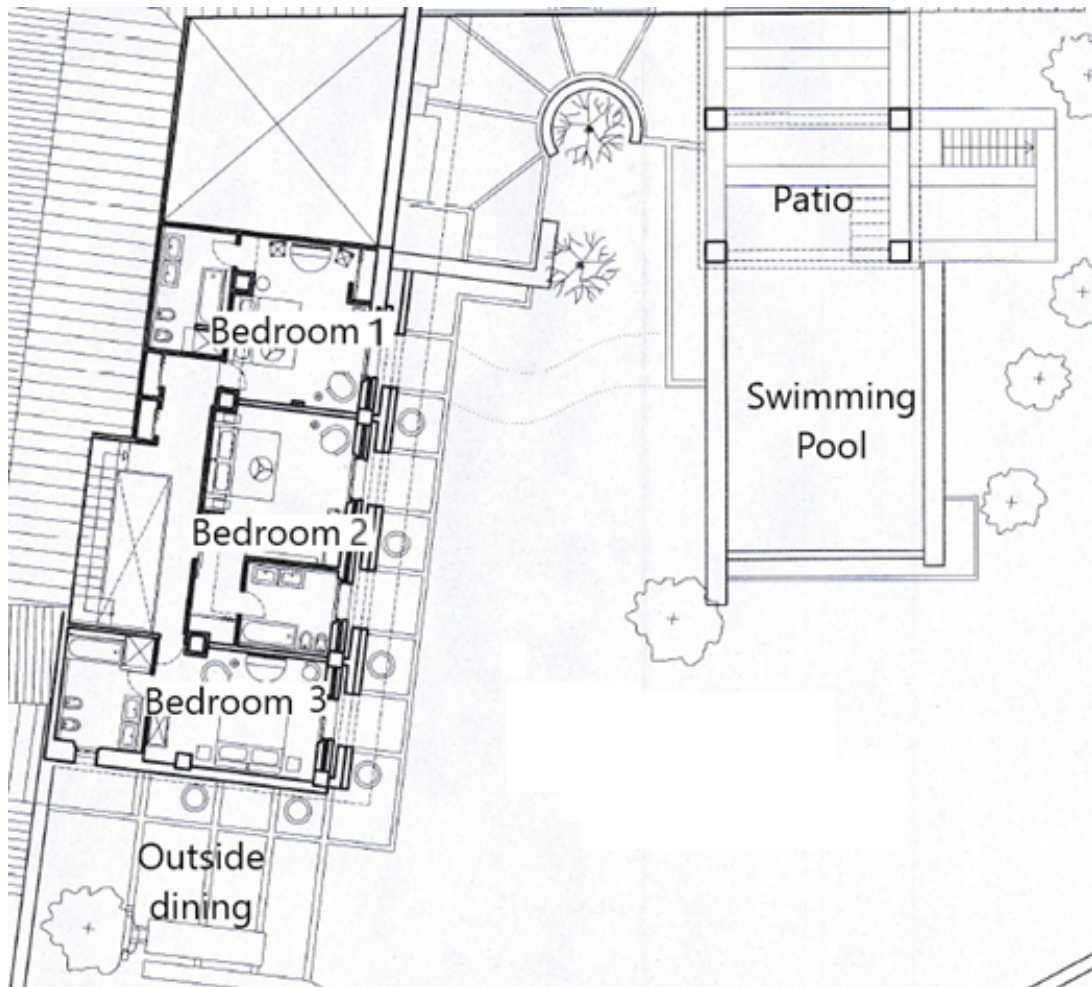
BEDROOM	Double
SIZE	Queen 170 cm by 195 cm
FLOOR	First
SQ.MT	38
AMENITIES	<ul style="list-style-type: none"> Air Conditioning 25" TV Minifridge Safe
BATHROOM	Ensuite
TYPE	Bathtub
NOTES	<ul style="list-style-type: none"> A cot space is available Inner cloister view

Floor maps

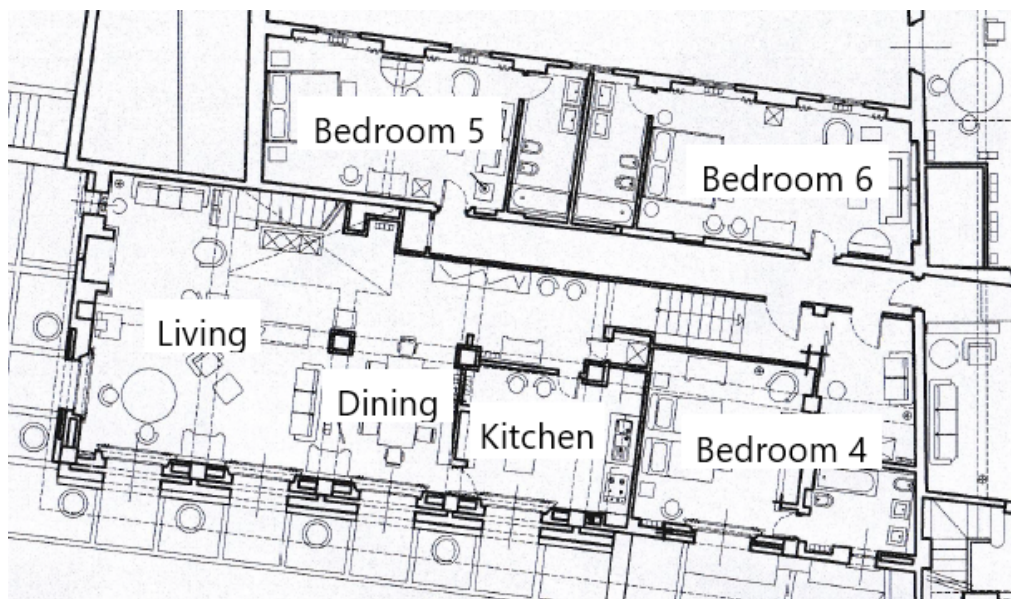


FLOOR MAP

GROUND FLOOR



FIRST FLOOR



Exteriors

Villa Amenities

- The garden area measures 1.000 sqm
- Alfresco dining table for 12 guests

Swimming Pool



The swimming pool measures 10x6 metres and is 1,30 meters shallow to 1,70 meters deep. It is an infinity-edge pool with a shallow end for easy access, and the water uses a chlorine system.

- Patio with outdoor sitting area and 8 pool chairs
- Open from May 1 to October 15

In addition to the villa's amenities, the following features are available in the hamlet

- Shared swimming pool 20x10 m with alfresco patio and changing room with bathroom
- The hamlet grounds contain 15.000 olive trees within 86 hectares of land
- Lightly fenced toward local fauna

Experience

Your relaxing experience begins in your villa, with a patio where you can read, listen to music, or enjoy an aperitif in the warm light of the Italian sunset. Charming hills are within walking distance from the hamlet, perfect for jogging or simply for enjoying a beautiful view. In the garden adjacent to the swimming pool, it is possible to set up a fitness area suitable for yoga, Pilates and meditation with our teachers, and there is a massage room available in the main building for wellness lovers. We recommend one of our specialties chefs and musicians who will leave an indelible memory for a memorable evening.

Your concierge's list

Your concierge is available to accompany you in the small surrounding villages and the large cities of the region: discover unexpected and authentic corners or spend a day in the villa to know more about the secrets of the local folklore. Italy has incredible energy from mixing history with so many different people worldwide. And, as well as the restaurants, shopping, and nearby nature, people's perceptions are mesmerized by a culturally rich area of museums, architecture, and art. These are your concierge's recommendations:

- We recommend visiting the quaint, closest village of Pian di Scò (2 Km), with shops, restaurants, and bars and, naturally, Florence, less than one hour away.
- The best market for antiques is in Arezzo, during the first Sunday of the month, one of the most renowned antique markets.
- Grocery with delicatessen, recommended by the owner, is in a 30 minutes' drive Antica Macelleria Falorni with a quality selection of meat, cheese, and cold cutlets.
- The most awarded restaurants in the region are Il Canniccio in Figline Valdarno with his alfresco terraces, L'Officina Della Bistecca as one of the best places for the authentic Fiorentina t-bone steak, and as gourmand experience one of the best restaurants in Italy: Enoteca Pinchiorri in Florence.
- The best restaurant close to the property for an everyday meal close to property is Casa Me'Mà, a beacon of design and typical cuisine in Figline Valdarno.
- The best tasting winery is Castello di Verrazzano in Greve in Chianti
- The most important cities of Art in the surroundings are Florence (40 Km), Siena (70 km), and Lucca (120 Km), and a must-see destination, Greve in Chianti (30 Km)
- The best shopping district is in the nearby Leccio town is The Mall, one of the most well-known outlets in Tuscany.
- As a natural location for lovers of off the beaten paths Vallombrosa Monastery & National Reserve in Regello