



THE VILLA OVERVIEW



6 bedrooms 7 bathrooms 2 bedrooms non heated

The property can accommodate up to 12 adults and 2 infants (0-24 months old), best used for a total of 12 guests

Located near the world renowned city of Florence, the estate comes with its own extensive land of 25 acres and it's one of only few homes in the area with such commanding view over its private land. Set on the highest point of the estate, the two-level mansion affords views of the scenic landscape from almost every angle. The interiors include a spacious living room, a dining area with classic decoration, a well-equipped kitchen, and a terrace overlooking the pool.

On the sweeping grounds there's a pool surrounded by a loggia, a solarium and plenty of space for all guests. Hidden away, yet very close to all the top locations of Tuscany, this estate offers six bedrooms decorated in elegant style with colour washed walls in pale coloured shades and trompe l'oeil, custom made fabrics and several bespoke furnishing by local Italian artisans.

The interior of the property measures 640 square meters and it can accommodate a total of 12 adults, 2 infants (from 0 to 24 months old). Best used for 12 people, total. The estate includes more than 100,000 square meters of grounds, gardens and private property.







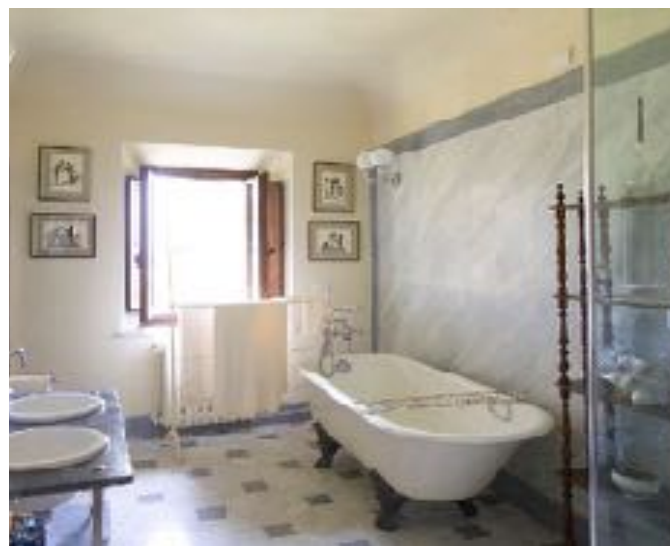
THE ESTATE

“Immersed in the heart of Tuscany, this elegant mansion sits on a hill facing San Gimignano on 25 acres full of olive groves, and it’s located just a few kilometres outside Florence”

- ☼ 12 guests in 6 bedrooms
- ☼ Swimming pool
- ☼ Air conditioning in bedrooms
- ☼ Wi-Fi inside throughout
- ☼ 30 Km from Florence
- ☼ 640 m2, 10ha of grounds, 280m a.s.l

The home design, approached with research in the historical context, results in a classic style with terracotta floors, quality washed wooden or custom-made iron boards and marble. Vaulted frescoed ceilings lend an elegant feel to the interiors. Traditional, yet very comfortable, this is a classic retreat full of light and a welcoming vibe.

Immersed in the heart of Tuscany, this mansion is an updated 13th-century villa high in the hills over Castelfiorentino, offering a great selection of art and great vistas. Spacious boudoirs are graced with original frescoes, together with a sacred chapel and a swimming pool area perfect for private small events such as weddings and celebrations and it is located just a few kilometres outside Florence, resulting perfect for frequent immersions in the Tuscan capital city or the great alternative of San Gimignano (twenty minutes away), Siena, San Miniato (truffle), Pisa (leaning tower), Chianti fiorentino and Chianti Senese and even Val d’Orcia.



TUSCANY

THIS IS AN
AREA WHERE
WITH AN
EXTRAORDINARY
NUMBER OF OLD
MEDIAEVAL
VILLAGES.
LOCATED RIGHT
IN THE HEARTH
OF TUSCANY,
BETWEEN
FLORENCE AND
SAN GIMIGNANO



A LOCAL CONCIERGE'S GUIDE TO THE AREA

CULTURE

- Florence (Santa Maria Novella cathedral and train station/central area) 47 km (55')
- San Gimignano 26 km (34')
- San Miniato 16 km (23')

FOOD & WINE

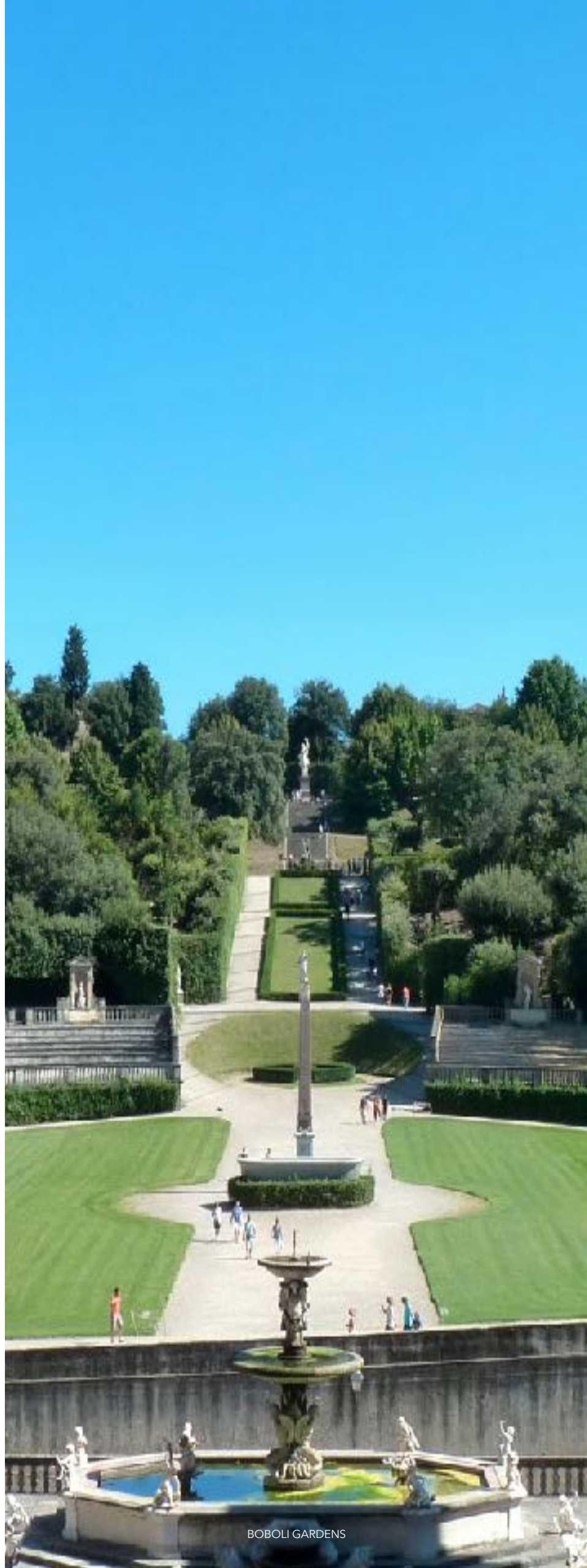
Several close-by restaurants and trattorias serve organic, local cuisine. We recommend the local Le Boscarecce in the heart of Tuscany, situated on a panoramic hill, designed for rest and enjoyment away from everyday stress, the local Torricella or the Osteria del Tempo Perso, or the very popular Focolare, all in the nearby Montespertoli. Each restaurant in the region offers a kid menu and none raises an eyebrow when children make an entrance in a starred spot.

FAMILY

Time with family is celebrated in Italy, in fact almost every activity here is kid friendly. Each restaurant in the region offers a kid's menu and none raises an eyebrow when toddlers make an entrance in a Michelin starred spot. Possible activities include hiking, cycling and wine tasting – your local concierge can help you hire bicycles and book restaurants.

NIGHTLIFE

A plethora of bars, cocktail bars, wine bars awaits you in Florence. The closest bar for social activities is La Menagere inside the town centre.



BOBOLI GARDENS

