



Toscana , Tuscany & Umbria

MAGNIFICENT VILLA IN TUSCAN COUNTRYSIDE

Tuscany is overflowing with natural, architectural, and artistic masterpieces. The birthplace of Italian Renaissance is home to rolling hills, majestic cypress trees, miles of sandy coastline, and beautiful vineyards.

Located in the Tuscan countryside, Villa Toscana is an oasis of peace, where you can enjoy spacious bedrooms well decorated. Very big, this typically Tuscan house is perfect for large families or group of friends

LAYOUT

Ground Floor :

Bedroom 1: King bedroom with independent entrance to the gardens

Bedroom 2 : Single bedroom/both bedrooms 1 & 2 share a bathroom in the hall with shower stall

First Floor

Living room with fireplace

Kitchen

Bedroom 3 : Master king bedroom with en-suite master bathroom

with tub and shower

Bedroom 4: Double bedroom with en-suite bathroom with shower

Bedroom 5 : Double bedroom, en-suite bathroom with shower

Bedroom 6 : Twin bedroom (convertible upon request), en-suite bathroom with shower

Guest House

Bedroom 7: King bedroom and its en-suite bathroom

Outdoor Features

Terrace

Wood burning BBQ and pizza oven

FACTS

Prices from: upon request

Sleeps: 7 - 13 Guests

7 bedrooms

SERVICES INCLUDED

Concierge service

* Gas, water, electricity, heating in cold months and final cleaning

* Under floor cooling and heating system

* Housekeeping service for 2 hours daily on Tue and Thu (10:00

am -12:00 pm)

* Midweek change of bath linens (Wed)

* Welcome Tuscan style dinner

* Wi-Fi internet connection

* Pool and garden maintenance

DISTANCES

Airport: Siena-Ampugnano Airport, 30 minutes by car

PROPERTY FEATURES

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PROPERTY FEATURES

DVD

TV

Hifi

Wi-Fi and Satellite

Pool

Childfriendly

Covered Parking (2)

Fireplace

Fully eco-friendly non-smoking property; The entire property is heated and cooled by a geothermal system that, combined with a radiant system under the floors, provides a "cellar effect"

temperature in the summer with less humidity in the air (thanks

to dehumidifiers) and regular heating in winter;

Alarm system

with video surveillance; Satellite TV with English speaking

channels; CD and DVD player; I-pod dock station; Wifi Internet

access; window screens, covered private parking up to 2 cars;

private swimming pool (12m x 6m); Furnished sun deck; antique

fireplace; dishwasher, washer and dryer at disposal with the

assistance of the house staff; hair dryers in all bathrooms.

Mountain bikes at disposal.

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