

ITALY

# Country Destinations

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TUSCANY SIENA



# COUNTRY VILLA

Rustic but not passé, effortlessly stylish, timeless, located in the best spot of Tuscany and managed by one amazing team.

Located atop a hill in Gaiole in Chianti in an area rated by Forbes magazine as the most idyllic in Europe sits this villa with 360-degree views, two hectares of gardens and an infinity edge pool. The four hundred year old farmhouse is today a family home fusing together Italian style and craftsmanship with contemporary decor: an open plan with an abundance of light, exposed stone, original wooden beams, travertine flooring, contemporary furniture and modern art. Covering six hundred square meters, it comprises five bedrooms, six bathrooms, two sitting rooms, dining room, modern designer kitchen, games room and gym. Set around a central courtyard, containing a pizza oven and barbecue area, there are also two other terraces for the al fresco experience. The pool is located in the olive grove with breathtaking views - for families, the pool has a remote controlled safety cover to protect little ones. For the eco conscientious, energy is derived from solar panels, wood powers the under floor heating and collected rainfall waters the immaculate lawns. For sightseers, Florence, Siena, San Gimignano and other beautiful places are on the doorstep.

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# DETAILED COMPOSITION

A brief description of the  
rooms available and included  
in the property rental

- \* 4 Double (Queen) Bedrooms with en-suite bathrooms
- \* 1 Twin Bedroom with en-suite bathroom
- \* 5 Total Bathrooms in the property
- \* 1 Half Bathroom in the property
- \* 2 Living rooms
- \* 1 Dining room
- \* 1 Kitchen
- \* 1 Games room
- \* 1 Wine cellar
- \* Carport for 6 cars
- \* Large outdoor dining terrace with seating for 10 people
- \* Internal Courtyard with room for up to 50 people
- \* Traditionally planted garden with local trees, shrubs and herbs













## AT A GLIMPSE

Recap of the property main characteristics all in one glimpse.

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- ⌘ The estate is 360 above sea level
- ⌘ The property offers a heated pool (safety cover ideal for kids)
- ⌘ The property offers air conditioning throughout
- ⌘ The property offers 600 Sq.Mt. (6,459 Sq.Ft) of living space
- ⌘ 10 plus infants is the maximum number of people this property can accommodate

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## VILLA AMENITIES

Complete list of indoor and outdoor amenities of this property.

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- ⌘ AC and Wi-Fi throughout
- ⌘ Alarm
- ⌘ All bedrooms have en-suite bathrooms
- ⌘ Billiard room
- ⌘ Business Corner (fax & computer)
- ⌘ Flat TV
- ⌘ Football Table
- ⌘ Gym room
- ⌘ iPod Docking Station
- ⌘ Laundry room
- ⌘ Outdoor heated Swimming Pool with safety cover ideal for kids
- ⌘ Under floor heating

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# ABOUT CHIANTI

Tuscans have seen a well-tended landscape as a kind of moral imperative and Chianti is their work of Art.

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Chianti is a territory whose boundaries are defined by the Upper Arno Valley, between Florence and Siena, by the road that joins Arezzo to Siena, and by the Florence-Siena motorway. The area of winemaking excellence sanctified by Cosimo's decree corresponds to one of the most beautiful parts of Tuscany: this is not just because vineyards turn hills into stripy land art installations; it's also to do with the fact that good wine – at least in these parts – positively needs the wildness that surrounds the vineyards. First-time visitors to the area are often surprised by how untamed much of the landscape is, swathes of holm oak, arbutus, hornbeam, ilex and brooms are draped over hills that bristle with wild boar and porcupines. Chianti region of Tuscany Chianti region of Tuscany in the panel showing the Effects of Good Government on the Country, olive groves, neat vineyards and small country villas dot the countryside outside Siena's walls. Attention to food, to its freshness, provenance and preparation is a natural corollary of this Tuscan country ethos.

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# ABOUT TUSCANY

Landscapes, artistic heritage and stand-out cities make Tuscany an unquestioned protagonist of tourism.

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Blessed with beauty, wine and an unparalleled artistic legacy, Tuscany's a region that largely lives up to its fame. Its fabled rolling landscape has long been considered the embodiment of rural chic, a favourite of foodies and wine lovers, while its cities harbour a significant slice of the world's Renaissance art. Florence in itself, boasts more world-class art than many entire Countries. Famous for its hills outlined by endless rows of cypress trees, majestic castles, thermal spa towns, tiny medieval villages surrounded by olive groves, this is an idyllic region that also features gorgeous emerald green seaside as well as dramatic mountains, all in a very concentrated space. From the fashionable Mediterranean coast to the marble mountains of Carrara, often both visible from one same position, the chestnut forests of the Apennines, the Natural parks with lakes, canyons, thermal springs and grottoes, the luxuriant gardens of the Renaissance villas, olive groves and vines, Tuscany is a fantastic place to visit all year round.

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