

# BORGO DELL'ARTE

TUSCANY

ITAR11



# PROPERTY OVERVIEW

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- 23 bedrooms
- Up to 46 guests
- Air conditioning and wi-fi
- Enchanting gathering spaces
- 2 swimming pools
- 4 Cots and 6 highchairs available

A unique experience is available for those who want to savour Italy like never before: living with loved ones and friends in a small medieval village, in the intimate, renovated houses that compose it and together in the theatre, in the dining room, in the living room and cinema rooms and, above all, in the courtyard and the swimming pool, surrounded by the unique Tuscany nature that surrounds Florence, Arezzo, Siena, Cortona and nearby Umbria. Born as a pilgrimage retreat in the XV century, this hamlet has been restored by its owner, an eminent architecture professor, embracing the entire environment, having the outside as an integral part of its cultural and historical heritage. The estate comprises a central common area with the rooms spread in different homes around the main square, a structure that reproduces life in Tuscany as it was in the nineteenth century, a place where everyone has their privacy, but all social activities are shared, where endless walks are available for those who love nature walks. The home design results in a unique classic yet modern style with original handmade terracotta floors and wood-beamed ceilings.

Elements of classic Italian residential architecture are combined with contemporary touches: LED lights set in antique, original lamp holders, the steel kitchens in industrial style, the design of the bathrooms and the library, customised, inspired by the kind of big cities. Materials used include travertine marble, serena stone, and wood locally sourced. 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 powerful eco-friendly accent.

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## Amenities

- 1 Dining room for up to 50 guests
- 1 Private 50 m2 consecrated Chapel
- 1 Billiard room with bathroom
- 1 Two levels library with a sitting area for maximum 20 guests, with corner bar - an area designed for reading, studying or leisure games
- 1 Small wine tasting room for up to 15 guests a time
- 1 Private indoor theatre, seats 150 guests and is designed for music, artistic events, meeting, and conferences, as well as a projection cinema hall with a full DVD collection
- 1 Professional kitchen, access to this area is for staff only
- 1 Massage room with 3 service bathrooms





An authentic  
architectural delight,  
the refurbishment of  
an antique hamlet that  
focuses on a dream-like  
Tuscan experience made  
of olive oil, foliage on the  
wind sound and the  
beating heart of each  
stone and walkable  
corner





# THE HAMLET HOMES

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## Casa Maraviglia

300 m2 | 8 guests | 1 twin room on the ground floor; 3 double bedrooms on the first floor, all bathrooms are ensuite | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa Nocchi

100 m2 | 4 guests | 2 double bedrooms on the ground floor, all bathrooms are ensuite | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa Leccini

170 m2 | 6 guests | 2 double rooms and 1 twin on the ground floor, the doubles have ensuite bathroom, and the twin has a private next to the room bathroom | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa Ulacco

200 m2 | 6 guests | 2 double bedrooms with private bathroom next to the room and 1 twin bedroom with bathroom ensuite, all on ground floor | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa Nadina

190 m2, 8 guests | 1 double bedrooms on the ground floor, 2 double and 1 twin bedrooms on the first floor, all bathrooms are ensuite | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa Merigi

190 m2, 6 guests | 2 twin bedrooms on the ground floor and 1 double bedroom on the first floor, all bathrooms are ensuite | well-equipped kitchen with 4 gas burners, electric oven, dishwasher, fridge and freezer, American coffee machine and kettle

## Casa dell'Arte

Inside the first floor of the main building, surrounding the inner cloister and alfresco dining area, 150 m2 in total, 8 guests 10 total (two each room), all bathrooms are ensuite





# YOUR CONCIERGE'S TO-DO LIST

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Your Italian 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 sunset. Around the property, there is the possibility of walking, from a few hundred meters on the hills to jogging on the all-around country road. In the area adjacent to the swimming pool, it is possible to set up a fitness area with yoga, Pilates and meditation teachers, and there is a massage room in the main building. We recommend our pizza chefs and musicians for a special evening, who will leave an indelible memory of all-Italian joy and taste. 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 great energy that comes from mixing history with so many different people worldwide. And, as well as the restaurants, shopping, and nearby nature, people's perceptions are also mesmerised by a culturally rich area of museums, architecture, and art.

- ☀️ The quaint, closest village of Pian di Scò (2 Km), with shops, restaurants, and bars.
- ☀️ The best market for antiques is in Arezzo, during the first Sunday of the month, one of the most renowned antique markets.

- ☀️ Food, spices, and local delicacies can be found in the covered market of San Lorenzo in Florence
- ☀️ The most awarded for artisanal leather in Florence, is the 'Scuola del Cuoio' next to Santa Croce square, with several shops with handmade bags and goods
- ☀️ A 30 minutes' drive from the hamlet, 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 one of the best restaurants in Italy, the awarded Enoteca Pinchiorri in Florence
- ☀️ An everyday meal close to the hamlet 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 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











FLORENCE