CHIANTI & MORE

SAN DONATO IN COLLINA
REF. 227

The Villa is located 3 km from the center of San Donato in Collina on the western hills of the Chianti Mountains with a magnificent view from the Prato Magno (Appenin mountain range) to Arezzo in the south. San Donato in Collina is one of the typical small Italian villages, where bar, post office and grocery stores are center of town. The well known cities Figline Val d'Arno, San Giovanni und Montevarchi in the Arno valley with their Etruscan city centers and the close Chianti Classico area, with its numerous wineries and historical town, are an invitation to enjoy the Italian life style.

The villa is located 18 km away from Ponte Vecchio, the heart of Florence – here in the country side you can enjoy the magnificent, calming peace of the Tuscan mountains. There are several sports opportunities, e.g. one of the most famous golf courses of Italy, Ugolino, just 15 minutes away from San Donato.
The most exclusive items in terms of fashion can be found nearby in the outlets of the major stylists.

The two-floor house has 3 bedrooms (3 double with king size beds) and 3 bathrooms on the upper level and 2 salons with open fireplace, kitchen, dining room, guest toilet and maintenance room on the ground floor.

Activities	Florence sightseeing, walking, visit of Chianti wineries, shopping in the nearby fashion outlets
Suitable for	Families and groups of friends
Closest village	San Donato in Collina, Province of Florence
Distances	Florence 20 min, Airport Florence 30 minutes, next restaurant 3 km, golf court 15 min

Sleeps max.	6
Bedrooms	3 double bedrooms, screens at the windows, Air Conditioning in the bedrooms
Bathrooms	3 bathrooms in the first floor (of which two en-suite), 1 guest bathroom in the ground floor (hairdryers in all bathrooms)
Villa	Ground floor: The historical entrance door leads direct in the "first salon" (approx. 30 sq.m.) with open fireplace, antiques from Lucca and paintings out of the Biedermeier period. From here you have direct access to the grand salon (40 sq. m.) furnished completely with antique of the Empire and Biedermeier period. A two-wing glass door is access to the 80 sqm terrace towards south with a magnificent view over the Arno valley. Also the dining room (15 sq.m.) has a direct access to the terrace. The table gives space for max. 8 people, the plates are stowed in a built in cupboard. The kitchen is equipped with all necessary machines, dishwasher, 5-flame herd, Espresso machine, American refrigerator, etc. Every room is individually decorated to extremely high standard: original Biedermeier pieces of furniture, rare empire paintings, magnificent mirrors, handmade linen curtains, large white sofas create a bright sophisticated atmosphere throughout. A magnificent stone built gothic arch dating back to the year 1100 creates movement and defines the different living areas. Sand stone floors, two lovely antique fireplaces and walls finished with Venetian plasterare testimonials of Italian craftsmanship and complete the truly unique decorating scheme First floor: master bedroom (30 sqm) with en-suite bathroom with jacuzzi tub, walk in closet and Sat TV; double bedroom (25 sqm) with queen size bed and sitting area; Asian double bedroom (25 sqm); marble bathroom with tub; bathroom with jacuzzi shower The bedrooms are all individually styled and furnished with very comfortable beds. The bathrooms are finished in marble and a Jacuzzi tub and walk-in shower are in the master bathroom. All Frette linen is of the highest quality
Garden	Yes – meticulously kept with terraces, pizza and bread oven, rose garden
Swimming Pool	private, 8 x 14 m, salt water, open from 1st May to 30th September inclusive
Views	Stunning view onto the olive groves and the Tuscan landscape
Location	Private within the fenced property
Pets	House trained pets usually allowed on request (Euro 50.- extra)
Parking	Yes, within the fenced property
Kitchen equipment	Dishwasher, oven, coffee maker, refrigerator with ice machine, microwave
Washing machine	Yes and dryer (laundry service is done by the maid)
Telephone	Yes
Internet	wifi
iPod dock	yes
TV	Sat TV, DVD in the master bedroom and the living room
Air Conditioning	Yes
Weekly rates	28 May 2023 to 8 October 2023 Euro 9625.-
Inclusive	Gas for cooking and water • Gardener/ Pool attendant • Wi-fi internet connection, fair usage
Exclusive and payable on the spot	• Electricity consumption (metered, 0,65 Euro per kW) • Heating €65 per day (only if used, does not apply in Summer) • Final cleaning fee €280

Additional services, not included in rental fee and available on request:

- Fridge pre-stocking : €50-150 for service plus cost of groceries
- Cook service for lunch/dinner: prices vary depending on menu & group size
- Extra linen and towels: for the whole villa € 250
- maid/housekeeping service (€ 20/hr)
- Laundry/ironing service (€ 20/hr)
- tourist tax € 2,50 / adult / day (children under 12 years do not pay)

Breakage deposit	Euro 1500.- to be deposited in cash Euro
& More	The owner, an interior designer knows how to create an elegant and stylish ambience decorated with precious antiques and providing contemporary upscale features. This is a non-smoking home! Special: The owner is happy to provide professional interior design-consulting for your home and she takes you to the secret places in Florence for your interior-shopping