



## CHIANTI & MORE

### SAN DONATO IN POGGIO (Province of Florence) REF. 406

This meticulously kept villa and its location provide the unique opportunity to experience Tuscan feeling. Situated on over 11 hectares of olive groves, vineyards, pastures and woods, the villa assures complete privacy and outstanding views over the Tuscan hills with its cypresses, hamlets and country houses.

The beautifully restored stone country home is located half way between the art cities of Florence and Siena. You can relax and slow down under the wisteria-covered loggia or on the covered porch. The pool and the pool area are surrounded by flowers, lawn and old terracotta pots.

The estate produces excellent organic wines and olive oil

A nice and enriching experience for families are the farm animals at the property. Hiking paths in the woods lead to the animals and around the property: the hens enjoy a humane lifestyle and provide our guest with fresh eggs. The Mangalitsa pigs from Hungary have been imported because their meat (even their fat) is highly regarded in the culinary world and has no cholesterol. The pigs are forest foragers and have a large fenced area of our woodland where they can roam freely. The owners supplement what they find with a special blend of corn, grain and beans.

The most recent additions to the family of farm animals are two Amiatino donkeys - a local Tuscan breed of donkey and they love treats of carrots and apples.

The villa is an excellent base for exploring the villages in Chianti, the famous medieval cities and the Tuscan art cities.

Closest village	<b>San Donato in Poggio (2 km), Province of Florence</b>
Distances	<b>Greve in Chianti 25 min, Florence 35 min, Siena 40 mi, Airport Florence 40 min</b>
Sleeps max.	<b>10 people (+ 1)</b>
Bedrooms:	<b>5 Queen bedrooms (of which 1 with additional sofa bed) Three of the queen beds can be converted to twins</b>

Bathrooms	5 bathrooms
Interior space	about 400 sqm
Ground floor	Entrance area, kitchen with dining table, bright living room with exit to the garden and dining area 2 bedrooms both with exit to the garden, one with ensuite bathroom (shower and tub), one bathroom with shower
1st floor	1 double bedroom with private bathroom (shower) over the corridor 1 double bedroom with private bathroom (tub and shower) over the corridor 1 double bedroom with fireplace and spacious ensuite bathroom (tub and shower)
Garden	Lawn, terraces, porch, pizza oven Bocce ball court
Terrace	Outdoor dining with Gas BBQ and wood burning pizza oven
Swimming Pool	Salt water, chlorine free, fenced, panoramic location with pool area, open from 1 <sup>st</sup> May to 30 <sup>th</sup> September
Views	Stunning, onto the Chianti landscape
Location	Private
Pets	No
Parking lot	Yes
Kitchen equipment	Oven, refrigerator, dish washer, American-style-refrigerator and freezer, 5-flame stove top, microwave, coffee maker, toaster
Washing machine	Laundry room with washer, dryer and iron
Telephone	yes
Internet	Wifi Internet access
TV	Yes – satellite
CD-Player	Yes
Air Conditioning	Yes, in all bedrooms and most other rooms
Weekly rates	3 April 2025 – 28 November 2025 Euro 9.500.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, final cleaning, wifi Internet, air conditioning, mid week cleaning and linen change, 2 hour daily maid service (Mon-Fri), local telephone, welcome gift complimentary bottle of the estate's olive oil & wine, free wine tasting and cellar tour, heating, Air Conditioning
Exclusive and payable on the spot	fire wood, additional maid service, dinners upon request, first shopping, arrival night dinner (see menu) and dinners
Breakage deposit & More	Euro 750.- Most bedrooms have their own private entrances, but all in the main house are connected by the interior stairways.  Production of organic wines and olive oil Farm animals: hens, donkeys, two pigs – all in a certain distance from the house Hiking paths in the woods which lead to the animals and around the property