



**FABBRICA DI PECCIOLI (Province of Pisa)
REF. 113**

This beautiful and very comfortable villa accommodates 10 persons (+3). The house measures 400 square meters and spreads on two floors. It is located in the little town of Fabbrica di Peccioli where you find several shops, coffee bars – all in close walking distance from the villa. The villa is also in close driving distance to the following facilities: Tennis 7 km, golf 12 km, horse riding 4 km, spa 15 km, Doctor 3 km, restaurant 4 km. The location of this vacation home is ideal for visiting the most important cultural and artistic centres of Tuscany.

Suitable for	Large families, groups of friends, anyone who wants to combine exploring the art cities with quiet days lounging by the pool, wine connoisseurs and foodies (because of the well equipped kitchen)
Activities	Walking, swimming, wine tastings, sightseeing
Closest village	In the little town of Fabbrica di Peccioli
Distances	Volterra 20 km, San Gimignano 29 km, Pisa 48 km, Lucca 49 km, Siena 68 km, Florence 73 km, beach 48 km, Spa (Casciana Terme) 25 km Railway station (Pontedera) 20 km Pisa airport (Galileo Galilei) 45 km Florence airport (Amerigo Vespucci) 73 km.
Sleeps max.	10 persons + 3 persons on extra beds
Bedrooms:	2 double bedrooms, 3 twin bedded rooms
Bathrooms	3 full bathrooms of which two with shower, one with tub and hand-hold shower
Interior space	About 400 sqm
Ground floor	spacious kitchen, storage room; living room with stone fireplace, sat TV; sitting room; dining room, a double/twin room, library; bathroom with shower
1st floor	The first floor is reached via a stone and wrought iron staircase. corridor leading to two double bedrooms, a second corridor leads to two twin/double bedrooms (in three of these rooms it is possible to add a single bed for children); 1 bathroom with tub; 1 bathroom with shower.
Terrace	near the kitchen and living room, reached via two arched French windows there is the garden with a stone floored loggia furnished with table and chairs for al fresco dining, comfortable sofas, shaded by a hundred years old wisteria.

Swimming Pool	From a tiled staircase reach the lower garden with two imposing lime trees, behind which, protected by a tufa wall, providing absolute privacy, on a dominant location is the swimming pool overlooking a stunning panorama. dimension: 12x4mt, depth 1.30mt (suitable for children) with Jacuzzi relax points, sun beds, umbrellas
Views	spectacular views of vineyards, olive trees, hills all the way to the marvellous city of Volterra.
Location	In the village, but private
Pets	Yes, upon request Euro 50.- / week
Parking lot	Yes, within the fenced property
Kitchen equipment	Oven, big refrigerator, dish washer, coffee maker, toaster
Washing machine	yes
Telephone	yes
TV	Yes (satellite)
DVD	Yes
Internet	wifi
Weekly rates	1st January – 8th January 2021 Euro 5.200.- 9th January – 2nd April 2021 Euro 3.500.- 3rd April – 9th April 2021 Euro 5.200.- 10th April – 30th May 2021 Euro 3.500.- 1st May – 11th June 2021 Euro 5.200.- 12th June – 25th June 2021 Euro 5.590.- 26th June – 27th August 2021 Euro 6.450.- 28th August – 10th September 2021 Euro 5.590.- 11th September – 17th September 2021 Euro 5.200.- 18th September – 17th December 2021 Euro 3.500.- 18th December – 31st December 2021 Euro 5.200.-
	It is possible to stay minimum 4 nights (on any day of the week): from 09-01-2021 to 03-04-2021 and from 02-10-2021 to 18-12-2021 at the rate of Euro 2.400.- And from 18th Dec 2021 to 9th Jan 2022 at the rate of Euro 3.270.-
Inclusive	water, gas, electricity, kitchen, bed and bath linen, final cleaning, wifi Internet Special offer included for bookings confirmed between April and October: complimentary guided walking tour in Peccioli, and a visit to a wine cellar with wine tasting
Exclusive and payable on the spot	Air conditioning (€ 0.45 per kw), heating(€ 3,00 per unit/cubic meter), local produce on sale (wine, olive oil, honey, etc.), Tuscan dinner upon request
Breakage deposit & More	Euro 400.- iron, ironing board, hairdryer, BBQ, gazebo, children's playground with swing, table tennis