



## MONTELOPIO (Province of Pisa) REF. 114

Located in a lesser known part of Tuscany, undiscovered by most of the visitors, the villa, on the outskirts of the medieval village of Montelapio, is idyllically located in a beautiful, lush and varied landscape dotted with olive groves, vines, fields of wheat and sunflowers.

Situated where the provinces of Pisa, Siena and Florence meet, the Villa is just a short distance from the well preserved historical towns of San Gimignano and Volterra.

Even the village of Montelapio, about 1 km from the Villa, boasts an ancient history. The Etruscans, Longobards, the seafaring Republic of Pisa, the Templars and the noble families of the Grand Duchy of Tuscany have all left their traces as they passed through or settled, attracted by this "prosperous hill".

The villa is a traditional 1800 Tuscan farmhouse converted with great attention to detail by the owners. The original features such as the terra cotta flooring, chestnut wooden beams and stone walls enhance the modern restoration to provide a comfortable environment.

Suitable for	<b>Large families, groups of friends, anyone who wants to combine exploring the art cities with quiet days lounging by the pool</b>
Activities	<b>Walking, swimming, wine tastings, sightseeing</b>
Closest village	<b>Montelapio (1 km), Fabbrica di Peccioli (5 km)</b>
Distances	<b>Restaurant 800 m (walking distance), 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, tennis 7 km, golf 12 km, horse riding 4 km Railway station (Pontedera) 20 km Pisa airport 45 km Florence airport 73 km.</b>
Sleeps max.	<b>8 persons + 3 persons on extra beds</b>
Bedrooms:	<b>4 bedrooms of which 3 can be transformed in twins or otherwise 2 can be transformed also in triples</b>
Bathrooms	<b>5 full bathrooms of which four ensuite with shower, one bathroom for disabled</b>
Interior space	<b>About 300 sqm</b>
Ground floor	<b>kitchen, living room with sofas, armchairs and satellite TV, bathroom equipped for disabled; double bedroom (or twin beds) with satellite TV and en suite bathroom with shower.</b>
1st floor	<b>A stone and wrought iron staircase leads to the first floor and the bedrooms:</b>

Two twin bedded rooms (which can be transformed into triples), one double bedroom (a single bed can be added in this room) each with an en suite bathroom with shower, open fireplace and satellite TV.  
A spiral staircase leads to the “dovecote”, a tower converted into a comfortable lounge offering a 360° panoramic view of the hilly landscape

Terrace	near the kitchen and living room there is a wrought iron pergola for outside dining, small rustic style hut open on 3 sides equipped for preparing meals and a barbecue or simply to relax
Swimming Pool	15m x 5m swimming pool with a depth from 40cm to 150 cm, with steps leading into the pool and a hydro-massage zone: just push the button to release the water jets for a soothing lower back and neck massage. At one side of the pool there is a small waterfall where the water is only 40 cm deep and therefore ideal for children
Views	Onto the lush countryside
Location	in the countryside, but not secluded
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 plus central sound system with concealed speakers in every room
Air Conditioning	under-floor central heating and air conditioning throughout which can be adjusted as required in every room
Internet	wifi
Safe	yes
Weekly rates	11 January – 25 April 2025 Euro 4.450.- 26 April – 6 June 2025 Euro 6.580.- 7 June – 20 June 2025 Euro 7.080.- 21 June – 29 August 2025 Euro 8.150.- 30 August – 5 September 2025 Euro 7.080.- 6 September – 19 September 2025 Euro 6.580.- 20 September – 19 December 2025 Euro 4.450.- 20 December – 31 December 2025 Euro 6.580.-
	It is possible to stay minimum 4 nights (on any day of the week): from 11-01-2025 to 26-04-2025 from 27-09-2025 to 20-12-2025 at the rate of Euro 3.045.-
	last minute discount of 35% (only for weekly prices) for reservations received 25 days before the arrival.
Inclusive	Water, gas, wifi, electricity, kitchen, bed and bath linen, final cleaning, iron, ironing board, hairdryer, TV, DVD, BBQ, gazebo, children’s playground with swing, table tennis, etc. Swimming pool ( with hydro-massage relaxing zone ), children’s pool and a solarium with sun beds, tables and chairs. Gazebo with tables, chairs, sofas and armchairs, A free visit to a classical Tuscan Wine cellar with a free wine tasting! Free guided walking tour of Peccioli and Chianni villages from May to September! - Air-co free of charge

Exclusive and payable on the spot	<ul style="list-style-type: none"> <li>- A cleaning service for the outdoor spaces (garden, pool, etc..) twice a week</li> <li>- At Guests arrival a Home Delivery Service consisting in a complete Tuscan light welcome snack based on several drinks, platter of mixed cold cuts and cheese and other typical Tuscan fresh products</li> </ul> <p>Heating € 5,50 per cubic meter.   Sale of local products ( olive oil, wine, honey etc.) Traditional Tuscan evening meal. Sale of fresh products: bread, pizza, pizza bread, cakes, croissant etc. (every morning) Food and wine tours, Sport and leisure ( in the area ) horse riding excursions, walking trails, golf, tennis, football, spa. Art and Italian language courses. Cooking courses. Guided visits of the most beautiful historical towns. Pets allowed € 50,00 for week.</p>
Breakage deposit & More	<p>Euro 400.-</p> <p>iron, ironing board, hairdryer, BBQ, gazebo, children's playground with swing, table tennis</p>

the following services are available on request:

**PRIVATE CHEESE & EXTRA VIRGIN OLIVE OIL TOUR NEAR VOLTERRA**

With visit of a dairy and an oil mill, lunch with cheese based products and guided sampling of extra virgin olive oil

**PRIVATE PASTA FACTORY, SALAMI SHOP & CASTLE TOUR IN LARI**

With visit of artisanal pasta maker in a medieval village just opposite a panoramic castle and lunch based on salamis at a butcher's

**PRIVATE TRUFFLE HUNTING & LOCAL WINERY TOUR**

With a walk in the woods with a truffle hunter and dog, lunch based on truffle products and wine sampling during a guided visit to a winery

**PIZZA MAKING EXPERIENCE AT THE PIZZAIOLO'S**

With preparation of dough and any ingredients and focus on wood oven baking

**IN-HOME TUSCAN COOKERY CLASS**

With preparation of a full meal based on local seasonal ingredients through the unique guidance of a grandma

**IN-HOME CHEF SERVICE**

A local chef available at your villa for your delicious meals accompanied by local wines