



**CHIANTI
&
MORE**

**MERCATALE (Province of Florence)
REF. 125**

The luxurious villa with five bedrooms (plus the barn for two more persons) has been furnished considering all criteria which preserve the traditional character of the house and at the same time to create the most of a comfortable and relaxing stay.

Arriving at this high-end villa crossing the ridge of a hill and entering the gate, you will immediately enjoy the variety of plants, colours and scents that surround you. The villa has a private park including a vegetable garden and an orchard. Stonewalls, flowerbeds and a variety of plants are the result of a special care that belongs to the culture of Tuscan gardening. The park also includes the beautiful swimming pool.

Closest village	Mercatale Val di Pesa (3 km), Province of Florence
Distances	Mercatale Val di Pesa, 3 kms with shops, restaurants, a bank, post office, pharmacy, cafe and supermarket. Florence 18 kms, Florence Airport 25 kms Siena 50 kms, San Gimignano 37 kms Greve in Chianti 18 kms
Sleeps max.	10 (+2) or 12 (+2) people
Bedrooms:	5 bedrooms (of one twin) at the villa, upon request one sofa bed 1 bedroom at the barn, upon request one sofa bed
Bathrooms	5 full bathrooms at the villa (all ensuite) 1 full bathroom at the barn (ensuite)
Interior space	about 350 sqm over several levels
Ground floor	Entertaining area: spacious dining room open onto the garden with a large fireplace, two kitchens well equipped for all culinary needs and several rooms perfect for various activities like reading, watching television, enjoying a good glass of wine, etc... while maintaining a cosy atmosphere and its own privacy. slightly elevated: comfortable double bedroom with a bathroom
1st floor	four bedrooms (three doubles and one twin)

All bedrooms are equipped with a private bathroom;
wide living and sitting area with a large and typical Tuscan fireplace. The salon is bright and is usable as a reading and resting area, but also as a studio.
The whole first floor is provided with air conditioning

Barn	The barn is located a few meters outside the main building of the Villa and it offers additional accommodation for two persons in a charming and typical atmosphere. Ground floor: big open room with a lounge, a fireplace, a kitchen and its bathroom. On the loft: suggestive bed room with a special lighting.
Garden	Meticulously kept, very spacious
Patio	Loggia and patio, stunning outside dining area
Swimming Pool	Very scenic, covered in mosaic decoration and surrounded by rolling Tuscan hills, providing an extremely suggestive atmosphere. Enjoy a relaxing water massage in a smaller circular pool adjacent to the main pool. The area is provided with changing rooms and showers Open from 1 st May to 2 nd October
Gym	Very well equipped, located in the villa
Views	Stunning, onto the Chianti landscape
Location	Very private
Pets	no
Parking lot	Yes
Kitchen equipment	Oven, big refrigerator with freezer, microwave, dish washer, toaster, American coffee maker
Washing machine	Yes and dryer
Telephone	Yes
Internet	Yes, wifi
TV	Yes, SAT
CD-Player	Yes
Air Conditioning	Yes, also window screens
Weekly rates	HIGH season 22 nd May 2021–3 rd September 2021 Villa Euro 11.000.- Barn Euro 1.810.- MID season 27 th March 2021 – 21 st May 2021 4 th September 2021 – 8 th October 2021 18 th December 2021 – 31 st December 2021 Villa Euro 10.250.- Barn Euro 1.450.- LOW season rest of the year Villa Euro 7.185.- Barn Euro 1.100.-
Inclusive	Maid service 5 hours per day (Monday to Saturday), Bed linens changed once during the week Bath linens changed 2 times during the week Pool towels, wifi Internet, parking, use of gym, use of mountain bikes Electricity up to a consumption of Euro 300.-
Exclusive and payable on the spot	Sofabed Euro 200.- per person / week, Baby bed Euro 120.- / week Final cleaning Euro 250.- villa, Euro 120.- barn Utility deposit for AC/heating Euro 500.- per week Electricity (consumption exceeding the expense of Euro 300.-), heating (metered)
Breakage deposit & More	Euro 1.000.- Views! Location! Equipment! Pool towels, hair dryer provided, screens at the windows