



**GAIOLE IN CHIANTI (Province of Siena)
REF. 141**

This outstanding villa for 8 persons with its beautiful garden has been totally restored and refurbished and was completed in 2018. The property enjoys a magnificent setting on a quiet private dirt road and offers fine views on the Chianti vineyards and the hilly countryside. The owners have restored their charming home retaining thick stone walls and rustic ceiling beams whilst applying all contemporary features, adding exquisite taste and respecting the local traditions. The interior design is stylish, and mixes modern designer furniture and lighting with antiques and retro pieces sourced from local markets, resulting in a home which seamlessly blends 400 years of history with all the luxuries of modern life.

A peaceful oasis, surrounded by the calm beauty of the Chianti landscape.

An ideal location for watching or participating the historical bike Race: Eroica!!

Please note that due to the open stair cases, this villa is not idoneous for children under 12 years.

Suitable for	Large families, groups of friends, anyone who wants to combine exploring the art cities with quiet days lounging by the pool and culinary experiences
Activities	Walking, swimming, wine tastings, sightseeing
Closest village	Gaiole in Chianti (7 minutes drive)
Distances	Gaiole in Chianti 5 km, Radda in Chianti 15 km, Siena 27 km, Florence ca 1 hour, Train station (Montevarchi) 25 km 25 minute walk along a road and woodland path to picturesque village of Lecchi in Chianti
Sleeps max.	8 persons
Bedrooms:	5 double bedrooms
Bathrooms	5 full ensuite bathrooms – all with shower, the bathroom to the master

Ground floor	<p>bedroom with tub and shower</p> <p>Entrance hall, bright living room with fire place and bright dining room – both with big French windows and exit to terrace and garden, guest bathroom, designer kitchen, separate working kitchen, laundry room</p>
1st floor	<p>The first floor is separated in two wings which are connected by a picturesque, traditional open loggia</p> <p>Wing A:</p> <p>Master bedroom with ensuite bathroom (shower and tub), second living room with fireplace and desk, double bedroom with ensuite bathroom (shower)</p> <p>Wing B:</p> <p>Third living room with double sofa bed leading to two double bedrooms each with ensuite bathrooms (shower)</p>
Separate barn	<p>Covered outdoor area with Gas and Wood BBQ facilities, shaded al fresco outdoor dining and living area</p> <p>Double bedroom with desk and sofa, ensuite bathroom (shower)</p>
Swimming Pool Outdoor	<p>13 x 6 m, salt water, surrounded by paving and lawns</p> <p>One hectare of fenced and gated gardens are filled with established trees, (olives, fruit and cypress) lawns, flowers and herbs.</p> <p>Original wood fired oven</p>
Views	<p>outside dining facilities, BBQ (gas and fire wooded)</p> <p>spectacular views on vineyards, olive groves and the countryside of the Chianti area</p>
Location	Very private
Pets	Not allowed
Parking	Under cover parking for 2 cars plus space for additional cars
Kitchen equipment	Very well equipped kitchen with high end appliances including double oven, built in steamer, two dish washers plus separate working kitchen with two door refrigerator/freezer and professional coffee maker plus separate working kitchen with two door refrigerator/freezer and professional coffee maker
Washing machine	yes
Telephone	Yes, landline
TV	Yes with Sky programs
DVD, CD	Yes
Internet	Potential and fast Wifi throughout the house
Air Conditioning	Yes, throughout the house
Weekly rates	<p>High Season (11th June 2022 to 23rd September 2022) Euro 9.375.-</p> <p>Mid Season (23rd April 2022 to 10th June 2022 and 24th September 2022 to 28th October 2022) Euro 7.500.-</p> <p>Low Season (rest of the year): Euro 7.000.-</p> <p>Check in and check out any day of the week</p>

