



**CASTELNUOVO BERARDENGA (Province of Siena)  
REF. 202**

Spacious and private villa with gorgeous views on the countryside of the famous Chianti region. Suitable for families, groups of friends and anyone who wants to enjoy the tranquillity of rural Tuscany. You will not forget the breathtaking panorama onto the towers of the art city of Siena which are only a short drive away. The ground floor kitchen, five bedrooms, the living and dining area, as well as four bathrooms have been restored in 2024.

Activities	<b>Swimming, walking in the olive groves, wine tastings, visits of the art cities</b>
Closest village	<b>Vagliagli 1 km, Province of Siena with restaurant, grocery shop, coffee bar</b>
Distances	<b>Castellina in Chianti 7 km, Radda in Chianti 8 km, Castelnuovo Berardenga 25 km, Siena 20 min, Airport 1,5 hours</b>
Sleeps max.	<b>14 guests</b>
Bedrooms	<b>7</b>
Bathrooms	<b>7</b>
Villa	<p><b>Ground floor with entrance from the garden: fully equipped kitchen, bathroom with shower</b></p> <p><b>With additional independent entrance and access to the house: two double bedrooms, 2 bathrooms with shower (of which one ensuite)</b></p> <p><b>Mezzanine floor: fully equipped kitchen, spacious living room with fire place, dining area with dining table for 14 persons and exit to the terrace with dining facilities, a few steps lead to 4 double bedrooms (all can be converted into twins), 3 bathrooms with shower (of which one ensuite)</b></p> <p><b>Top floor: 1 double bedroom (can be converted into a twin bedded room) with small terrace, 1 small bathroom with shower, sitting room</b></p>

Garden	lawn, barbecue, table tennis, covered outside lounge with sofas
Swimming Pool	Yes, private, 14,8 m length, fenced
Views	Stunning view onto the Tuscan landscape and on Siena
Location	private
Pets	no
Parking	yes
Kitchen equipment	Both kitchens with oven, refrigerator, dish washer, American coffee maker, microwave, wine refrigerator
Washing machine	yes
Internet	Yes, wifi
TV	Yes (satellite)
Safe	yes
Air Conditioning	yes
Wallbox E-cars	yes
Weekly rates	for max. 14 persons (use of 7 bedrooms) 28 December 2024 – 3 January 2025 Euro 4875.- 4 January – 16 May 2025 Euro 4225.- 17 May – 4 July 2025 Euro 4875.- 5 July – 29 August 2025 Euro 6500.- 30 August – 26 September 2025 Euro 4875.- 27 September – 19 December 2025 Euro 4225.- 20 December 2025 – 2 January 2026 Euro 4875.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, fire wood, final cleaning, wifi Internet, baby crib, highchair, bed linen and towels with weekly change, pool towels
Exclusive and payable on the spot	Heating, telephone, fire wood, dinners upon request, tourist tax
Breakage deposit & More	Euro 500.- Walking distance to Vagliagli (coffee bar, grocery shop, restaurant)