

# Tenuta Bartolucci

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Tenuta Bartolucci is set in a vast estate in a beautiful and remote setting in the Tuscan hills, perfectly positioned for visiting the treasures of Pisa, Florence and San Gimignano.

This impressive 18th century villa has recently been renovated yet still retains authentic architectural features and a rustic character tinged with Italian elegance. Part of a working farm producing olive oil and wine, it is surrounded by huge parkland containing pine forests, vineyards and olive groves, just perfect for a quiet stroll or finding an idyllic spot to read.

There are spacious living and dining areas, a well equipped kitchen and a convenient shower room on the ground floor whilst ten comfortable and uniquely furnished bedrooms with en suite or private bathrooms spread over the first and second floors. It is the ideal holiday home for large groups of friends and family who enjoy both conviviality and the chance to get away from the crowd!

A large sparkling pool stands on a natural terrace with amazing views across the vineyards with a small children's pool nearby. In front of the villa is a large al- fresco dining area for a light lunch in the sunshine or the sampling of local wine with dinner beneath the stars.

When you are ready to leave all this comfort and peace, take a trip to the nearest charming and historic village just 5km away. Further delights of Tuscany are there for you to savour - you are, after all, in the birthplace of the Italian Renaissance. Of course, art, culture and history abound but there are also living landscapes of rolling hills and vineyards wonderful for walkers and cyclists, not to mention the area's traditional cuisine.

As well as the cultural centres of Florence, Pisa and Lucca,



take a trip southwards to San Gimignano with its skyline of medieval towers. Don't forget to head to those less visited gems such as the enchanting tranquil hilltop town of San Miniato, renowned for its white truffles. Call into Lajatico, the birth place of Andrea Bocelli, or marvel at the Etruscan walls and ruins of Volterra.

## Facilities

Wi-Fi/Internet • Weddings • Great Value • Table Tennis • Rural Location •  
Cots (Cribs) • Maid Service Available • Private Pool • Air-Con • Ideal for  
Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request •  
<1hr to Airport • Coffee Machine • Hairdryer • Working  
Fireplace/Woodburner • Heating • High Chair(s) • Walking/Hiking Paths •  
Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Lounge with TV and music system
- Second living area
- Dining area with fireplace
- Second dining room
- Kitchen, well-equipped including dishwasher, fridge-freezer, oven, kettle, microwave, American coffee maker. Doors lead outside
- Bathroom with shower and WC
- Laundry room (outside)

### First Floor

- Bedroom with twin beds and doors leading to panoramic terrace
- Bathroom with bath and shower
- Bedroom with double bed and doors leading to terrace
- Bathroom with shower
- 3 x bedrooms with double bed and en suite bathrooms with shower

### Second Floor

- Bedroom with double bed, single bed, air-conditioning and en suite bathroom with shower
- 3 x bedrooms with double bed, air-conditioning and en suite bathrooms with shower
- Bedroom with double bed, single bed, air-conditioning and en suite bathroom with shower

## Outside Grounds

- Swimming pool (19x8m, depth: 1.4m) and children's pool (6x6m, depth: 0.5m) open approximately April to end-October, accessed via ladder steps
- Poolside terrace overlooking vineyards with sun loungers and parasols
- Large estate (4000m<sup>2</sup>, enclosed) including working



farm (olive oil/wine)

- AI-fresco dining area
- Barbecue
- Parking

### **Facilities**

- Wi-Fi (indoors)
- Air-conditioning (second floor bedrooms only)
- Heating
- Fireplace
- TV
- Table tennis
- Mosquito nets
- Hairdryers
- Ironing facilities
- Washing machine



## Location & Local Information

In a beautiful and remote setting in the Tuscan hills, Tenuta Bartolucci is set in a vast estate and is part of a working farm which produces wine and olive oil. It's the ideal place to bask in beauty and seclusion yet perfectly positioned for visiting the wonderful cultural centres of Pisa, Florence and San Gimignano.

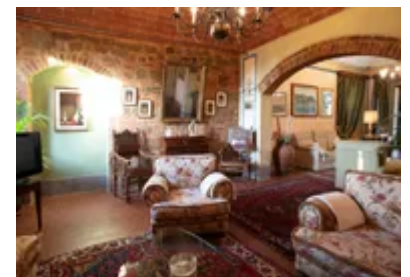
It's around a 5km drive from the villa to a charming little village with a grocery store and restaurants and there are many paths on the outskirts of the village ideal for walking or horse riding. Nearby Montopoli in Val d'Arno (10km) has a supermarket, grocery shops, eating places and a popular winery.

Tuscany is such a special place with its rolling hills, lush forests, vine clad hills, historic heritage and traditional cuisine. Cycling is a fun way to explore the countryside as strade bianche (unpaved back roads) criss-cross Tuscany through olive groves and vineyards and there are plenty of hiking trails if you prefer to walk.

The enchanting hilltop town of San Miniato (20km) is a tranquil place to enjoy a dish of white truffles for which the town is famous. There are two hiking trails which pass through here, linked with the old merchant and pilgrim route Via Francigena.

Head southwards towards charming Lajatico (25km) the birth place of Andrea Bocelli and visit Volterra (40km) with its Etruscan walls and remains dating back to 4th and 5th centuries BC. Don't miss San Gimignano (43km), so famous for its hilltop setting, encircling 13th century walls and UNESCO World Heritage site centre.

Pisa (40km) is a small city packed with history, culture and great food. The Piazza del Duomo is a UNESCO World Heritage site and it's here that you'll find the iconic leaning bell tower alongside the cathedral. Take a walk alongside the river and stop for coffee and a slice of traditional chestnut cake, *castagnaccio*.



Head a little further north to the tree lined walls of Lucca (52km) with its cobbled streets and exquisite buildings. This is the birthplace of Puccini so hum a tune as you meander or book one of the regular concert recitals here. There is a fascinating antique market held on the third weekend of every month.

You can't miss the exquisite city of Florence (60km) - climb to the top of the Duomo, browse the jewellery shops of Ponte Vecchio, gaze at Botticelli's "Birth of Venus" in the Uffizi, visit Michelangelo's "David" at the Accademia or just relax in a beautiful square with a glass of wine.

For a change of scene, 24,000 hectares of Park Migliarino San Rossore (51km) stretch along the Tirrenia coast between Livorno and Viareggio. It's a fine place to walk, bike or even take a horse drawn carriage. Next to the park is the sandy Tirrenia beach with summer lifeguards, paddle boats, and restaurants.

## Local Amenities

Nearest Airport	<b>Pisa (40km)</b>
Nearest Airport 2	<b>Florence (58km)</b>
Nearest Village	<b>(5km)</b>
Nearest Restaurant	<b>Local village (5km)</b>
Nearest Shop	<b>Grocery shop in local village (5km)</b>
Nearest Town	<b>Montopoli (10km)</b>
Nearest City	<b>Pisa (40km)</b>
Nearest Golf	<b>Castelfalfi Golf Club (25km)</b>
Nearest Tennis	<b>Pontedera (16km)</b>



## What we love

- Impressive villa in a vast estate of pine forests, vineyards and olive groves
- Fabulously large pool on a natural terrace with panoramic views, a separate children's pool nearby and lawns to relax and play on
- A beautifully secluded spot in the rolling hills of Tuscany yet only 5km to a charming village
- Within easy reach of Florence, Pisa and San Gimignano and many other cultural delights of Tuscany

## What you should know...

- Air-conditioning is featured in the second floor bedrooms only
- The villa is part of a working farm which produces olive oil and wine – you'll be able to hear farmers at work a short distance away
- The last part of the road leading towards the villa is a dirt track, as is often typical in Tuscany



# Terms & Conditions

- **Security deposit:** €500 (10 guests)/ €1000 (20 guests) paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. - 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes except air-conditioning which is an extra cost (€1,50/kWh) payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per week will apply (payable locally).
- **Other Ts and Cs:** Air-conditioning is featured in the second floor bedrooms only and charges apply, payable locally. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Three cots are available on request. An extra bed is available on request for a cost of €150 per week.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** 2025: Extra €350 (10 guests)/ €500 (20 guests), payable locally. 2026: Extra €400 (10 guests)/ €550 (20 guests). This is for a standard changeover clean. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra €3 per cm, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included (inside and on the verandah).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to end-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** IT050024C2DRZ3FV2E