

Bosco Ai Frati

Region: Tuscany **Sleeps:** 12

Overview

Set amidst a sprawling 1,500-acre organic estate with a rich history, Bosco Ai Frati offers the ideal scenery to enjoy a Tuscan glass of wine whilst lounging in a shaded sitting area. Enjoy privacy in this Tuscan farmhouse, while being supported by the property's dedicated concierge service to organise experiences and ensure your stay is seamless.

Days at Bosco Ai Frati begin with a complimentary daily breakfast, prepared in the villa using fresh, farm-to-table ingredients from the surrounding estate. Wellness is central to the experience at the property, with exclusive access to a private gym equipped with Technogym equipment and a dedicated massage room, where customised spa treatments can be arranged on request. For those seeking mindful movement, a private yoga deck awaits, with professional instructors available to book to guide your practice.

Spread over three floors, the villa's interiors have been carefully restored, with terracotta floors, exposed beams and traditional décor, all highlighted in bright, generously sized rooms. There are six bedrooms accommodating twelve guests, with spacious living areas where you can enjoy time together. Five bedrooms are located on the first floor, with a sixth bedroom offering a private retreat on the lower ground floor with courtyard access. Four bedrooms feature en-suite bathrooms, and there is a fifth bathroom for the remaining rooms to share, all stocked with luxury amenities.

The villa's ground floor is designed for connection. You will find a fully equipped kitchen, social dining room and spacious living room. The kitchen features a central marble table, offering the perfect stage for your daily breakfast or in-house cooking experiences with a private chef. Why not partake in a cooking class, such as pasta-making or ancient grain bread-making? A wine cooler in the pantry ensures perfect pairings are always on hand. The dining room leads into a spacious living room, where a huge fireplace and traditional architecture create a warm and inviting atmosphere. For entertainment, there is also a recreation room with a full-size pool table, perfect for fun and games with your loved ones.

Modern luxury meets responsible living at Bosco Ai Frati, as the villa is powered by solar panels and features two EV car charging stations for the convenience of eco-conscious guests.

Outside, there are many charming spots in which to relax, whether you are lounging by the pool, dining al fresco, or reading in the shade of ancient oak and chestnut trees. For lunch or dinner, guests have the option to book one of the estate's private chefs for a gourmet meal enjoyed in the comfort of the garden.

Florence is just 30km away, making it a must-visit during your stay. There is plenty to see and do here, so you may wish to visit this glorious city several times. Alternatively, for a quieter day trip, head to the Roman ruins of Fiesole just outside Florence. Unknown to many, this small town hides a wealth of



surprises: the massive stones that make up the Etruscan walls, the remains of Roman baths, and the Roman amphitheatre, which still serves as a stage for summer events.

Please note that Bosco Ai Frati is actually located in the region of Tuscany but is very close to the Chianti border.

Facilities

Villa • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Private Pool • Wine Tasting • Recommended • Golf Nearby • Air-Con • Cots (Cribs) • Ideal for Teens • Heated Pool • Pets on Request • Maid Service Included • Chef/Cook Available • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Games Room • Indoor Games • DVD • Gym/Fitness Room • Safety Deposit Box • Smart TV • Wine Cellar • Heating • Ceiling Fans • Kid-friendly museum • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Board games • On-Site Concierge • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors (660m2)

Ground Floor

- Fully equipped kitchen with Nespresso machine, oven, kettle, toaster, microwave, fridge and freezer
- Dining room with table seating 12 guests
- Living room with sofas and decorative fireplace
- Games room with a pool table



First Floor

- Small living room with a fireplace and smart TV
- Bedroom with 2 single beds, air-conditioning and an ensuite bathroom
- 2 x bedrooms with double beds and air-conditioning
- Bathroom with shower and WC
- 2 x bedrooms with double beds, air-conditioning and ensuite bathrooms with showers and WCs

Lower ground floor (accessed via the courtyard)

- Bedroom with double bed, private access to the gardens, air-conditioning and ensuite bathroom with shower and WC

Outside Grounds (15,000m2)

- Private pool (depth: 1.5m), fenced, open from approximately April to October
- Sun loungers
- Alfresco dining terrace
- 4-acre gardens
- Lounge areas
- Weber Propane BBQ Grill (1 propane gas tank included)
- Wood oven
- Parking



Facilities

- WiFi
- Air-conditioning
- Heating
- Smart TV
- Sonos Bluetooth Music system
- DVD
- CD player
- Hairdryers
- Iron and ironing board
- Pool table
- Dishwasher
- Washing machine
- Dryer
- Safe

Location & Local Information

Located 30km from Florence, this fully staffed villa is a short drive from Tuscany's artistic and cultural hubs while being ideally positioned in the wonderfully secluded countryside. Four acres of vibrant gardens surround the villa, planted with centuries-old oaks and chestnut trees, Mediterranean flowers and aromatic shrubs. Bordering the villa grounds, the estate boasts acres of Sunflower filled landscapes, painting the Schifanoia valley in yellow.

Florence has a vast range of eateries to suit all tastes, and whether you fancy fine dining, street food or a traditional meal in a rustic trattoria, you can find it all close by. The streets also have atmospheric bars where you can sit al-fresco and chat the night away over a glass of local wine or a cocktail. Or perhaps you have more of a sweet tooth and would love to wander the pretty streets while enjoying gelato.

Known for its Renaissance art and architecture, it will come as no surprise that the city of Florence is filled with the most impressive palaces, churches, museums and art galleries. There are so many that it is difficult to fit everything into one visit, so head out early to beat the queues if you are planning on a busy itinerary. Some key attractions are The Uffizi Gallery, Michelangelo's statue of David, located in the incredible Galleria dell'Accademia and the former Medici palaces, The Palazzo Vecchio and The Palazzo Pitti. These vast galleries and Grand Ducal Palace will each take half a day or more to visit as there is so much to see and do!

Siena, Pienza, Chianti, Lucca and Pisa are all conveniently reachable in under two hours drive from the villa, so you can link your trip with another city or take a day trip to one or two of these beautiful places.

Please note that Bosco Ai Frati is actually located close to Florence in the region of Tuscany.

Local Amenities

Nearest Airport	Florence Airport (35km)
Nearest Airport 2	Bologna Guglielmo Marconi Airport (82km)
Nearest Village	San Piero a Sieve (3km)
Nearest Train Station	San Piero a Sieve (5km)
Nearest City	Florence (30km)
Nearest Bar/Pub	San Piero a Sieve (3km)



Nearest Supermarket	San Piero a Sieve (3km)
Nearest Restaurant	San Piero a Sieve (3km)
Nearest Golf	Poggio dei Medici (5km)
Nearest Beach	Viareggio (120km)

What we love

- This fully staffed villa is a short drive from Tuscany's artistic and cultural hubs!
- The vibrant 4-acre gardens surrounding the villa blend with the surrounding area, planted with centuries-old oaks, chestnut trees, Mediterranean flowers, and aromatic shrubs.
- The interiors have been refurbished to create a charming and welcoming home for families and groups of friends.
- Private Technogym® gym
- Dedicated massage room with chromotherapy
- New organic vegetable garden supplying fresh herbs, vegetables, and botanicals for cooking classes and cocktails (seasonal)
- Open-air yoga deck with sweeping estate views
- Full air-conditioning throughout the villa

What you should know...

- Due to the property's many steps and terraced levels, children should be supervised.
- Due to the stunning rural location of this property, we recommend hiring a car to be able to explore.
- Please note that the bedroom on the lower ground floor is accessed via the courtyard.
- Please note that the use of external caterers and/or contractors is not permitted.
- Pool can be heated year round at an additional cost (see Ts&Cs for more info). when it's heated the gardener will close it at night to maintain the water temperature

Terms & Conditions

- **Security deposit:** €2500 charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m – 7.00 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, and A/C included.
- **Linen & towels included?**: Yes, and mid-week change included.
- **Pets welcome?**: On request only and with prior agreement with the owner. If accepted, a pet supplement of €250 per pet per week will apply (payable locally).
- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?**: Yes, and daily housekeeping included. However, 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 approximately Mid-May to Mid-August. 3 nights all other months. A 2-night stay is also possible in low season, please enquire for more info.
- **Heating costs included?**: Extra cost, payable locally.
- **Pool heating charge?**: Extra € 840 per week, year-round, to be requested in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures
- **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.
- **Pool towels included?**: Yes, and mid-week change included.
- **Pool opening dates?**: The pool is open approximately end-April to mid-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.