

# Villa Raffaella

**Region:** Tuscany   **Sleeps:** 7

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## Overview

Villa Raffaella holds an excellent countryside position in Tuscan green hills, close to a range of nearby amenities in both Montagnana and Montespertoli. The villa was originally a barn built in the 1640's by a noble Florentine family and has been restored into a beautiful independent house.

The homely, family-friendly villa can comfortably accommodate up to seven guests. On the ground floor is the main living accommodation which comprises of living and dining rooms as well as a fully-equipped fitted kitchen which comes complete with all necessary modern facilities. Also on this level is the first of the king-size bedrooms and a bathroom. Upstairs, are a further two king-size bedrooms, both boasting en-suite bathroom facilities. One of the upstairs bedrooms has an additional bed, this layout would ideally suit a young family.

Outside, the beautifully maintained garden and private pool are surrounded by lush olive groves, perfect place to spend a lazy day under the Tuscan sunshine while admiring the gorgeous 360 views of the area! Take a dip and cool off after a long day of exploring the wonderful surrounding region or spend an evening dining al fresco on local delicacies on the terrace with your nearest and dearest.

## Facilities

Wi-Fi/Internet • Rural Location • Cots (Cribs) • DVD • Air-Con • Private Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Working Fireplace/Woodburner • Heating • Ceiling Fans • Fenced Grounds • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Layout

### Ground Floor

- Living room with Smart LED TV, DVD player and decorative fireplace
- Dining room with dining facilities
- Kitchen with oven, hob, microwave, coffee machine, dishwasher and dining facilities
- Bedroom with king-size bed
- Bathroom with shower, WC and washbasin

### First Floor

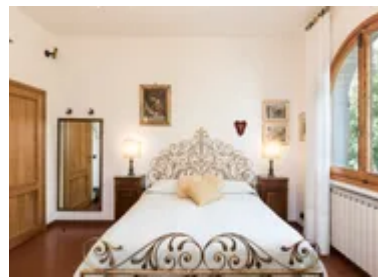
- Bedroom with king-size bed, additional single bed and en-suite bathroom with shower, WC and washbasin
- Bedroom with king-size bed, TV, CD and hi-fi system
- Bathroom with shower, bath tub, WC and washbasin

## Exterior Grounds

- Private swimming pool ( 9x4 m)
- Covered terrace
- Dining facilities
- Barbecue

## Additional Facilities

- Wi-Fi
- Air conditioning (in living room and bedrooms only)
- Hairdryer in each bathroom
- Washing machine
- Iron & board
- Fans
- Baby cot available (additional charge, please see T&Cs tab)



# Location & Local Information

The villa makes a fantastic base for exploring Florence, Chianti region and heart of Tuscany. The village of Montagnana is less than five minutes away and boasts a small food market, pizzeria, steak restaurant and bar. Montespertoli is just two minutes further away and offers a wider selection of things to do and helpful amenities. The must-visit cities of Florence, Siena and San Gimignano are all within an hour car journey. The closest airport, Florence, is conveniently located just forty minutes from the villa.

## Local Amenities

Nearest Airport	Florence (24 km)
Nearest Town/City	Empoli (16 km)
Nearest Village	Montespertoli (8 km)
Nearest Restaurant	Montagnana (2 km)
Nearest Shop	Montespertoli (8 km)
Nearest Airport 2	Pisa (65 km)



## What we love

- Interior and furnishings are lovingly maintained by villa's owner, himself a keen collector of antiques and objects d'art - all on display throughout the house
- Villa's unsurpassed hilltop position enables guests to enjoy amazing 360 degree views, overlooking the fabulous Tuscan scenery and many neighbouring villas including Sting's own holiday home
- Situated in a rural and tranquil countryside location yet the exciting cities of Florence, Siena and San Gimignano are all just a car journey away waiting to be explored

## What you should know...

- Due to its rural location the villa can be tricky to find so make sure your hire car has a good GPS and try to arrive in daylight hours!
- Please bear in mind that the road that leads to the house is unpaved.
- Air conditioning is featured in the living room and bedrooms only.



# Terms & Conditions

- **Security deposit:** €500 to be paid on arrival and to be refunded in full subject to a damage inspection on departure
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Electricity included up to 200 kw per week, then upon consumption € 0,45/kWh
- **Linen & towels included?:** Yes, included in rental price
- **Other Ts and Cs:** 2 extra beds available on request (€85 each) 2 cots available on request (€85 each).
- **Changeover day:** Saturday from approximately beginning-June to end-August. Flexible during all other periods.
- **End of stay cleaning available?:** Not included, €270 up to 6 people. €45 for any additional guest (payable in cash at the end of the stay).
- **Minimum stay:** 7 nights from approximately beginning-June to end-August. 3 nights during all other periods.
- **Heating costs included?:** No, charged on consumption, paid locally in cash.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3,5 per adult per night- please enquire if exact amount is required).
- **Pool opening dates?:** The pool is open between the 1st of May to the 30th of September, please enquire before booking as the exact dates are subject to change