

# Podere Ginestra

**Region:** Tuscany   **Sleeps:** 8

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## Overview

Podere Ginestra is an old world Tuscan villa split into two separate parts, each boasting gorgeous old country style fixtures and finishes throughout, having been fully renovated and restored to its former 17th-century glory with the addition of modern amenities.

This cosy and intimate two-part villa comprises of two floors, with two double bedrooms and two full bathrooms, with wooden beams overhead throughout.

The first part houses a large dining and living area on its ground floor, with the fully equipped kitchen in a separate room, including a dishwasher and washing machine. There's also a charming bathroom on this level too.

The upper level of features two intimate double bedrooms, complete with wrought iron beds and antique furniture in true Tuscan style, while there are two bathrooms available on this floor too, meaning that everyone will have ample space and privacy to pamper away in.

An external staircase will take you down to a small loggia which serves as the perfect spot to take in all the local views of the outside landscape and rolling terrains.

The second part follows a similar layout to the first, boasting old world Tuscan charm throughout, intricate fixtures and finishes, plus wonderful views of the Tuscany landscape from the outside relaxation space.

The outside shaded portico is also an ideal spot for taking in the local views while dining al fresco with your entire group or family, complete with a table and chairs. There's also a bright L-shaped swimming pool outside that all guests have full use off, complete with deckchairs.

## Facilities

Air-Con • Wi-Fi/Internet • Washing Machine • Villa • Cycling • Historical Sites • Horse Riding • Private Pool • DVD • Cots (Cribs) • Rural Location • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Satellite TV • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Podere Ginestra is composed of two independent apartments. It can accommodate up to 8 people with 4 bedrooms and 4 bathrooms

### *Apartment One*

#### *Ground floor*

- Living-room with fireplace and sofas
- Dining room
- Fully equipped kitchen
- Bathroom

#### *First floor*

- Two double bedrooms
- Bathroom (directly connected with the bedroom)

### *Second Apartment*

#### *Ground floor*

- Living-room with fireplace and sofas
- Dining room
- Fully equipped kitchen
- Bathroom

#### *First floor*

- Two double bedrooms
- Bathroom (directly connected with the bedroom)
- Small loggia (connected with an external staircase)

## Exterior

- Portico with a table and chairs
- Swimming pool (5m x 14m)
- Sun longers, chairs and parasols





# Location & Local Information

Montalcino is in close proximity, home to some of the best wine in all of Italy, as well as boasting a rich food heritage, making it a must visit during your stay in Val d'Orcia, if only to load up on velvety wine and home comfort authentic style pasta.

The neighbouring areas of Montepulciano, Chianciano, Fonteverde and San Filippo all have a strong spa culture due to the presence of their tranquil, ancient thermal spas. Make a day or multiple out of ultimate relaxation treatments, with gym sessions, atomised showers, mud baths, whirlpool baths and massages on offer, promising to lull you into a wonderful Tuscan state of calm.

The nearby Pienza is home to a wealth of architectural greatness, with fortress remains that tell the story of its far gone past. Explore the trapezoidal square and marvel at its cathedral, Corso Rossellino, Palazzo Piccolomi and Palazzo Borgia. Monticchiello also boasts a collection of fortress like remains, including a tower and circular medieval defense walls. The village of Bagno Vignoni offers charming views and a chance to marvel at its old school central pool, while Montepulciano is not to be missed out on your itinerary, with its plethora of Renaissance style buildings and luscious, prize-winning Nobile wine.

## Local Amenities

|                       |  |
|-----------------------|--|
| Nearest Airport       | Florence Airport<br>(140 km)           |
| Nearest Airport       | Pisa International Airport<br>(200 km) |
| Nearest Town/City     | Siena<br>(50 km)                       |
| Nearest Village       | Monticchiello<br>(3 km)                |
| Nearest Train Station | Chiusi-Chianciano Terme<br>(20 km)     |





## What we love

- Traditional Tuscan countryside atmosphere (wrought iron beds, antique pieces of furniture)
- The swimming pool gives you uninterrupted 360 degree views of the gorgeous valley while you float, sunbathe or swim
- Podere Ginestra is an old world Tuscan villa split into two separate parts, each boasting gorgeous old country style fixtures and finishes throughout, having been fully renovated and restored to its former 17th-century glory with the addition of modern amenities.

## What you should know...

- Air conditioning costs have to be paid upon consumption
- The final leg of access road to the villa is on an unpaved road
- The pool is not fenced, so children should be supervised when outdoors.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Arrival time:** 3pm - 6.30pm. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10am
- **Energy costs included?:** Included in the rental price, except for air conditioning to be paid depending on consumption, on the spot in cash.
- **Linen & towels included?:** Linen, towels & pool towels included in rental price
- **Pets welcome?:** Pets welcome
- **Other Ts and Cs:** The pool is open from early May to end-September. 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. Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **Changeover day:** Saturday. Any other day on request.
- **End of stay cleaning available?:** Yes.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Not included in the rental price, to be paid upon consumption.
- **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
- **Property Licence Number:** IT052021C2Q72QSKRR IT052021C2C6ORY55I