Villa Impruneta

Region: Tuscany **Sleeps:** 14

Overview

Marked by grand hallways and historic features dating back to 1300, this stately villa in Tuscany takes you back in time while enjoying modern amenities and a stellar location just outside the town of Impruneta in the Chianti wine region.

The vast estate boasts impressive features - from regal columns, a grand piano, and a gorgeous fireplace, to famed Impruneta cotto tiles. Multiple living rooms across two floors invite the group to spread out and relax, while the open kitchen and formal dining room inspires the group to come together.

Seven bedrooms reside across three levels, including an ancient tower that has been converted into a suite with stunning valley views. Along with the wine cellars, the basement hosts a small gym with a Finnish sauna for ultimate relaxation.

With a large pool and a myriad of outdoor lounge seating, the estate's park will be a huge hit. Dine under the shade of a fig tree, have a nightcap beneath the stars, or enjoy morning coffee on the covered terrace.

While day trips to Florence are a must, the lively town of Impruneta will delight with its summer concerts, year 'round festivals, and famous terracotta kilns and pottery painting workshops.



Facilities

Ideal for Kids • Working Fireplace/Woodburner • Weddings • Wellness • Golf Nearby • Air-Con • Historical Sites • Wine Tasting • Horse Riding • Walking/Hiking Paths • <1hr to Airport • Private Pool • Cots (Cribs) • Chef/Cook Available • Ideal for Teens • Has Discount • Has Offer • Special Offer • Maid Service Included • Chapel on Site • All Bedrooms En-Suite • Wi-Fi/Internet • Allow External Caterers • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Bicycles Provided • Gym/Fitness Room • Satellite TV • Sauna/Steam • Heating • Cooking Classes Available • Babysitting Available • Children's videos/DVDs • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds







Interior & Grounds

The Villa

First Floor
- Magnificent hall with huge fireplace
- Two elegant living rooms with office area (fax machine and Adsl internet connection)
- Dining hall with a large table suited for 14 guests
- Kitchen with microwave oven, traditional oven, freezer and two refrigerators
- Service bathroom
- Two double bedrooms with en-suite bathrooms

Second Floor
- Large hall with grand piano
- Comfortable living room with satellite tv
- Master bedroom with en-suite bathroom
- Large and elegant twin bedroom with en-suite bathroom
- Double bedroom
- Twin canopy bedroom
- Bathroom

Third Floor (the tower)
- Cosy living room with TV
- Twin bedroom (can be converted to double bed) with amazing view of the valley
- Bathroom

****all the bedrooms have plenty of storage space*

Basement
- Wine cellars (available to guests for wine tasting tours)
- Gym area with sauna
- Laundry room
- Staff quarter (not available for guests)

Outside Grounds
- Swimming pool (7.5x15.25m, depth: 1-2.7m). Open approximately mid-May to mid-September
- Peaceful private park
- Olive orchards
- Living areas with outdoor furniture









Additional Facilities

- Air-conditioning (bedrooms only)
- Fax machine
- Cd player
- Hairdryers in all bathrooms
- All bedrooms have mosquitos screens at the windows (no screens in the tower bedroom)

Location & Local Information

The exclusive Villa Impruneta is surrounded by vineyards and olive orchards in the hillsides of florentine Chianti, located on the road that connects Bagnolo to Impruneta. Villa Impruneta is located only 2 km from its namesake town. Impruneta is a very nice little town whose reputation is related to the production of cotto tiles. The cotto tiles of the Duomo in Florence were made in Impruneta. The famous tiles are included in the amazing ceilings of the villa as well.

Although the reputation of the estate is linked to the quality of its products (its wines and extra virgin olive oil have won a great number of prizes) guests are also likely to have interest in the historical and architectural elements of the villa.

Villa Impruneta is located only 12 km from Florence, a mere 20 minute trip by car. It is ideal for those who would like to visit the Uffizi or Ponte Vecchio without the inconvenience of finding parking for a car. In fact, the bus stops only 100 t from the villa's gate and takes guests directly to the center of Florence. The villa is also located close to Tuscany's main attractions: Siena, San Gimignano, Lucca, Pisa, and Cortona.

Villa Impruneta promises an unforgettable holiday in the beauty of the florentine hills among olive trees and vineyards, with the world's most famous monuments at hand.

Local Amenities

Nearest Airport	**Florence Airport Peretola (20 km)**
Nearest Airport	**Pisa International Airport (85 km)**
Nearest Village	**Impruneta (2 km)**
Nearest Town/City	**Florence (12 km)**
Nearest Shop	**Shops, cafes and restaurants (2 km)**
Nearest Beach	**Tirrenia (100 km)**
Nearest Golf	**Ugolino golf club (10 km)**









What we love

- This villa in Tuscany features architectural elements that date back to 1300.
- The on site gym and Finnish sauna add a special appeal, along with the wine cellars that are accessible during tasting tours.
- The estate is set within a beautiful park surrounded by olive orchards and laurel hedges.

What you should know...

- Air-conditioning is featured in the bedrooms only.
- An additional two beds can be requested (suitable for young children). An extra cost may apply - please enquire.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00-7:00pm. Porterage service is only available until 5:00pm

- **Departure time:** 10.00am

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Air-conditioning is featured in the bedrooms only. An additional two beds can be requested (suitable for young children). An extra cost may apply - please enquire. Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other Cleaning:** Daily cleaning (except on Sundays).

- **Smoking Allowed?:** Outside only.

- **Other 2:** Cot and highchair available upon request, free of charge.

- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra €100 per day in winter months, 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?:** Yes.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately mid-May to mid-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.