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# San Luigi

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## Localization

Country : Italy

City : Tuscany

Address : Terricciola / Ref; IT 1115

## Properties

Type : Villa

Bedrooms : 10

Bathrooms : 10

Sleepings : 20

Showers : 0

WC : 10

## Features

Wifi - Pool - Parking - Barbecue - Garden - Views - No smoking

## Description

San Luigi is immersed in the Alta Valdera, in between Pisa and Volterra, in an estate of about 500 hectares. San Luigi is part of a remarkable estate which was founded at the beginning of the 1940s and is especially known to produce a large San Giovese wine and a delicious oil. The house has the typical style of a Tuscan farmhouse surrounded by oak and cypress forests, vineyards and olives groves.

Access road is 200 meters unpaved but in good condition. Of the same estate also Selvola, Vivaja and Santangiolo.

The villa is spread over two floors. The ground floor consists of a spacious living room with a stone fireplace, a cosy dining room and professional kitchen. Also, on this floor there are two twin bedrooms (*with joinable beds*) with en-suite bathroom with shower and one has the access also from outside. The first floor has eight bedrooms with their own en-suite bathroom. There are four twin bedrooms (*all joinable*) with en-suite bathroom with shower and four double bedrooms with en-suite bathroom with bath. All rooms are furnished with antique Tuscan furniture, terracotta flooring and wooden ceiling beams.

Outside the farm is surrounded by a spacious garden immersed among olive trees. A beautiful pergola is made with direct access from the living room allowing guests to enjoy memorable moments and meals. Also near the house is an old wood oven and barbecue. The house is ideal for a large family or group of friends who can enjoy a holiday in complete privacy, enjoy a barbecue or relax on the large veranda. The pool is less than 5 meters from the house and measures 15x7 meters with a variable depth of 80 cm to 3.00 meters, accessible by a Roman staircase. The pool is equipped with a diving board and deck chairs for relaxing under the big trees.

## Accommodation:

*Ground Floor;*

Entrance

Large living room, dining room

Fully equipped kitchen

Bedroom 1: Twin bedroom with en-suite bathroom with shower

Bedroom 2: Twin bedroom with en-suite bathroom with shower

*First Floor;*

Bedroom 3: bedroom with en-suite bathroom with bath

Bedroom 4: bedroom with en-suite bathroom with bath

Bedroom 5: bedroom with en-suite bathroom with bath

Bedroom 6: bedroom with en-suite bathroom with bath

Bedroom 7: Twin bedroom en-suite with bathroom with shower

Bedroom 8: Twin bedroom en-suite with bathroom with shower

Bedroom 9: Twin bedroom en-suite with bathroom with shower

Bedroom 10: Twin bedroom en-suite with bathroom with shower

## Outdoor Features:

The farm is surrounded by a spacious garden immersed among olive trees.  
Wood oven and barbecue  
Pool, outside shower  
Deck chairs  
Swimming Pool measures 15 x 7 meters with a variable depth of 80 cm to 3.00 meters  
Parking

**Features & Amenities:**

Sleeps 20: Bedrooms 10 (4 doubles, 6 twin bedrooms) Bathrooms: en-suite 10 (6 with showers, 4 with baths)  
Wi-Fi Internet  
TV Satellite Italian & English  
Fully equipped kitchen with Coffee machine, Cooking utensils, Dish washer, Grill, Kitchen stove, Microwave, Oven, Refrigerator, Toaster etc..  
Washing Machine/Tumble drier  
Mosquito net  
Hair dryer  
Swimming Pool measures 15 x 7 meters with a variable depth of 80 cm to 3.00 meters  
Views of vineyards

**Services Included in the Rental:**

Bed and household linens  
Internet  
Baby cot & highchair on request subject to availability

**Extras Not Included in the Rental; All extra services are payable locally on departure**

*On request subject to availability*  
Refundable Security Deposit 1 000 € by credit card (mandatory) on arrival  
Final cleaning mandatory 300 €  
Electricity extra 200 € per week  
Housekeeping approx. 20/ 25 € per hour  
Winter heating extra 200 € per week  
No pets allowed at 10 € per day  
Extra bed on request 100 € per bed per week (max 2 persons)  
Cook Service upon request when booking  
Tourist Tax per person per night stay to be advised when booking paid locally on arrival  
Bikes available on request

**Please Note:**

Personal means of transport advised  
No smoking inside the house  
All arrivals have to be arranged in advance;  
Check in time: 16.00 to 19.00 late arrivals after 20.00 a fee of 50 € & after 22.00 a fee of 100 € will be applied  
Check out time: before 10 am  
Pool is open from May to the first week in October  
Language spoken by staff – Italian - English

**Location:**

Access road: 200 meters of gravel road  
Terricciola 3 km *shops etc.*  
San Gimignano 45 km  
Lucca 50 km  
Bolgheri 55 km  
Livorno 46 km  
Pisa 40km  
Firenze 77 km

*Highway:*

Fi –Pi Li Ponsacco 10 km

*Airports:*

Pisa 38 km  
Firenze 75 km  
Bologna 165 km  
Genova 210 km  
Roma 305 km

*Train Station:*

Pontedera 18 km

*Beach:*

Castiglioncello (beaches) 40 km

Marina di Pisa 49.5 km

Tirrenia 46.5 km

*Golf & Tennis Club*

Golf Club Tirrenia 47.8 km

Golf Club San Miniato 39.2 km

Golf Club Castelfalfi 29.5 km

Tennis Club San Frediano 28.6 km

Tennis Club L'Amico 15.2 km

Tennis Club Santa Croce 39.8 km

*Spa & Resort*

Casciana Terme 7.9 km

Montecatini Terme 54.7 km

Saturnia Terme 216 km

Terme Petriolo 99 km

**Galerie**











