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# Villa San Giovanni

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## Localization

Country : Italy

City : Tuscany

Address : San Miniato/ Ref; IT 1124

## Properties

Type : Villa

Bedrooms : 5

Bathrooms : 3

Sleepings : 10

Showers : 0

WC : 3

## Features

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

## Description

In the countryside of Pisa, exactly close to San Miniato, Villa San Giovanni, rises up.

The property presents itself in an atmosphere of the past, when during the beginning of 800, the family of the great Napoleon used this property for summer holiday.

The atmosphere is that of the past and one can still breathe the tranquillity by looking at the hills full of olive groves, small vineyards and scattered farmhouse. It is located on top of a hill in a splendid landscape of Tuscany, encircled by forest, olive groves and vineyards.

Thanks to its strategic position is very easy reaching the attractions of Tuscany nearby. In add the surrounding area there are also numerous outlets where you can buy fine leather garments, bags and shoes.

On the ground floor of this historical villa there is a large living area, with spaces for dining room and a traditional kitchen with an open fireplace a study room with 2 twin beds *not joinable* and a bathroom with shower reachable through 4 steps.

Through stone staircase we can reach the first floor and, you'll find three large double bedrooms and one smaller room with two single beds *not joinable* and a 1 bathroom with shower and 1 bathroom with bath. The villa has some lovely decorative features, including those ornately painted ceilings in some of the rooms and a beautifully tiled floor in another. If you don't feel like cooking yourself, she can arrange for a local chef to prepare a meal for you

Outside, guests have a fenced garden, equipped for outdoor dining in the area in front of the villa, a little further down, walking along the road for about 120 meters away, in the lower garden there is the swimming pool surrounded by an olive grove and a beautiful lawn. It measures about 5 x10 metres with a fixed depth of 1.30 metres and can be accessed by internal Roman steps. The pool is cleaned with ozone and therefore chlorine free.

From the house you can have access into a shady terrace dotted with tables, chairs and benches. Gardens are fenced (*not pet secure*), but the pool is unfenced. The villa was part of an estate and there are other houses in the area, however there is a lot of privacy due to hedges and the secluded location of the private pool.

## Accommodation:

*Ground Floor;*

Entrance

Large living room, dining room

Fully equipped traditional kitchen

Bedroom 1: Twin bedroom

Separate shower room

*First Floor;*

Bedroom 2: Double bedroom

Bedroom 3: Double bedroom

Bedroom 4: Double bedroom

Bedroom 3: Single room with two beds

Separate bathroom with shower

Separate bathroom with bath

**Outdoor Features:**

Garden  
Al fresco eating area  
Barbecue  
Deck chairs & parasols  
Swimming Pool 10 x 5 metres with a fixed depth of 1,30 m  
Parking

**Features & Amenities:**

Sleeps 10: Bedrooms 5 (3 doubles, 2 twins - NOT joinable beds) Bathrooms: 3 (2 with shower & 1 with bath)  
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  
Hair dryer  
Swimming Pool 10 x 5 metres with a fixed depth of 1,30 View

**Services Included in the Rental:**

Bed and household linens

**Extras Not Included in the Rental;** *All extra services are payable locally in cash.*

*On request subject to availability*

Final cleaning mandatory 150 €

Electricity extra 70 € per week

Housekeeping on request is available

Winter heating extra 70 € per week

Cook Service upon request when booking

Tourist Tax may apply per person per night stay paid locally on arrival

Baby cot on request

**Pease Note:**

Personal means of transport advised

No smoking inside the house

No pets allowed

All arrivals have to be arranged in advance;

Check in time: 16.00 to 19.00 late arrivals a fee of 50 € will be applied

Check out time: before 10 am / late departure a fee of 100 € will be charge

Pool is open from May to the first week in October

Returnable Security deposit 800 €

Language spoken by staff – Italian - English

**Location:**

San Miniato 8 km

Corazzano 1 km

Lucca 35 km

San Gimignano 30 km

Volterra 42 km

Pisa 50 km

Livorno 56 km

***Airports:***

Pisa 30 km

Florence 50.8 km

Bologna 141 km

Perugia 182 km

Milano 330 km

Rome 312 km

***Train station:***

San Miniato 15 km

Fucecchio: 15m

### Beaches :

Thyrrhenian Sea: Calambrone 55 km

### Golf & Tennis Club

Golf Club San Miniato 14 km

Castelfalfi Golf Club 22 km

Golf Club Tirrenia 58 km

Golf Club Bellosguardo 22 km

Tennis Club San Miniato 12.4 km

Tennis Club Castelfiorentino 12.9 km

Tennis Club Pontedera 24.7 km

### Spa & Resort

Saturnia Terme 188 km

Monsummano Terme 34.4 km

Bagni di Pisa 534 km

### **Galerie**





















