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# San Vivaldo

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## Localization

Country : Italy

City : Tuscany

Address : Montaione /Ref; IT 518

## Properties

Type : Villa

Bedrooms : 9

Bathrooms : 1

Sleepings : 17

Showers : 8

WC : 10

## Features

Air conditioning - Wifi - Cleaning service - Near golf course

## Description

San Vivaldo in a perfect setting in the heart of the Tuscan countryside surrounded by its own vineyards and olive groves. Beautifully restored villa by its owners with history dating back 1,000 years, the villa offers very comfortable accommodation in a tranquil peaceful setting. It had all the amenities including 9 air-conditioned en-suite bedrooms accommodating up to 17 guests, ideal for large family gathering or a group of friends.

A few steps down there is a large 14m x 9 m swimming pool, where you can enjoy the sun or sit in the shade of the mature trees. An attractive loggia for summer dining overlooks the extensive lawns surrounding the pool.

The nearest shops and restaurants are to be found just ten minutes from the villa in the village of Montaione.

It is also ideal located for day trips would include places such as Florence, Siena and Pisa, all of which are within an hour's drive, as well as the smaller, charming hilltop towns of San Gimignano, Volterra and Certaldo.

### Accommodation:

*Ground Floor;*

Living Room

Dining Room with working fireplace

Small library and reading room with piano

TV Room

Kitchen

Second dining room

Games room with billiard table

Guest WC

1/ Double/twin bedroom with en-suite shower room and WC

*First Floor:*

Landing with library

2/ Double bedroom 1.80m bed with en-suite shower room and WC

3/ Double bedroom 1.80m bed with en-suite shower room and WC

4/ Double bedroom 1.80m bed with en-suite shower room and WC

5/ Double bedroom 1.80m bed French doors to small balcony with en-suite shower room and WC

6/ Twin bedrooms 2 x 0.90m beds with en-suite shower room and WC

7/ Twin bedrooms 2 x 0.90m beds with en-suite shower room and WC

8/ Twin bedroom 2 x 0.90m beds with en-suite bathroom and WC

9/ Single bedroom 1.40m bed with en-suite shower room and WC

### Grounds:

Large grounds with extensive lawn area (*due to the terraced nature of the grounds, care must be taken with children*)

Loggia/covered terrace for outdoor dining

Pool 14m x 9m (*ladder access*)

Changing rooms with shower, fridge/freezer

Ample parking

**Features & Amenities:**

Sleeps 17; 9 bedrooms, 1 bathrooms, 8 shower rooms 10 WCs

Air Conditioning

Games room with billiard table

Family villa

For large groups

Near golf courses

Near shops/restaurants

With cot / highchair

With Wi-Fi

**Services Include in the Rent :**

Maid service 2 hours per day, 6 days a week

Linen change midweek

Pool towels

**Extras Not Included in the Rent : *on request***

Additional maid service €15 per hour

Buffet welcome dinner

Italian Breakfasts

Winter heating

Baby cot €50 per week

Highchair €25 per week

Chef service

Airport shuttle

Babysitting €15 per hour

Chauffeur

Pre-arrival shopping

Additional bed for 1 extra person on request €100 per week

Reductions for smaller groups on request

A local tourist tax may apply.

**Please note:**

Gas & electricity consumption (*including for air-conditioning*) is charged locally according to use. Meter reading upon arrival (with caretaker) and at departure and the cost must be settled in cash with the caretaker.

Complimentary wine tasting tour can be arrange approx. 30 minutes drive away

The caretaker lives in an apartment within the villa but with independent access at the rear of the property. The caretaker also has a cat

Client's privacy will be respected at all times

**Location Information:**

Montaione 10km shops & restaurants

San Gimignano 24km

Pisa 58km

Florence 65km

Siena 70km

Pisa 55km

Florence 60km

Golf Club & Tennis Castelfalfi 10km

**Galerie**



















