Villa San Giovanni

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
Corazzano1 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 ;
Thyrrenian 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























































