

# Villa Sotto

Region: Chianti & Arezzo Sleeps: 8 - 10

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## Overview

This beautifully restored farmhouse sits on a hilltop in the stunning Alto Chianti countryside. The whole property is charmingly furnished and boasts traditional terracotta floors, whitewashed walls and wood beamed ceilings.

The house has a large garden surrounding it and a 6 x 12 m swimming pool. The paved courtyard in front of the property, with its two covered seating areas, is a perfect place for al fresco dining. The house itself is a great place to relax and unwind after a day of exploring the local area.

Looking out over woods and vineyards with views of the surrounding hills and the castles of Tornano and Lecchi, this farmhouse offers a fantastic base to enjoy everything Tuscany has to offer.

## Facilities

Great Value • Sustainable Collection • Private Pool • Ideal for Teens •  
Wi-Fi/Internet • BBQ • Ground Floor Bed & Bath • Cable TV •  
Walking/Hiking Paths



# Interior & Grounds

## Main Building

Entering the house from the front courtyard up an internal flight of pietra serena stone stairs takes you onto a small landing at the heart of this property. On the right of the landing is the fully equipped kitchen with mixed range, oven, fridge with freezer, dishwasher and coffee machine. On the left of the landing is the dining room with panoramic windows over the surrounding vineyards and woods. In front of the landing is the living room with a fireplace. All rooms are tastefully decorated and well-maintained.

On the right of the living room is a door to a hall that connects to the master bedroom and to a large complete bathroom with two washbasins, bathtub and shower attachment. On the left of the living room is another door to a hall that connects to two double bedrooms and to a bathroom with a shower. The beds in both of these bedrooms can be separated into twins on request. From the landing, a set of terracotta steps lead you up to the tower room with twin beds.

The house is beautifully furnished and offers terracotta floors, whitewashed walls and wood beamed ceilings throughout.

## Additional Building

On one side of the house, near the pool and up two steps from the garden, is a separate, spacious (30 sqm) suite with a double bedroom, sitting area, and en suite bathroom with washbasin, shower stall and WC. There is no internal connection between the suite and the rest of the houses. Unless requested, the suite will remain closed when a booking of 8 people is taken. The additional building will only be open for bookings of 10 people.

## Outdoor Space

The house has a large garden surrounding it and a 6 x 12 m swimming pool. There is a paved courtyard in front of the property with two covered areas with tables for outdoor eating. In front of the building is a spacious fully furnished lawn with deck chairs and canopy umbrella. The garden furniture is kept in one of the ground floor rooms to which guests have access. Close to the house is a covered car park.

Across the courtyard is a low outbuilding where wood for the fireplaces is kept and where the house heating and water systems are located. This building also offers a complete bathroom with shower and washing machine.

Gas central heating will be charged according to usage and current price (approximately 2 Euro per litre) and wood costs 50 Euro per week if used.

## Amenities

- Swimming pool (6x12m)
- Barbecue





- WIFI connection
- Satellite TV
- DVD/CD player
- Rechargeable mobile phone can be provided by the key holders
- Baby cot and high chair
- Dish washer and washing machine
- Maid service is available on request
- Cooling fans provided
- Gas central heating and firewood if required

## Location & Local Information

Tuscany offers everything desired from a typical Italian holiday. This part of Tuscany has it all.

Villa Sotto is located on a hilltop in the Alto Chianti region, surrounded by vineyards with stunning views of rolling hills and the castles of Tornano and Lecchi.

Gaiole in Chianti contains all the shops, facilities and restaurants guests will need and is only 5 km away from the property. The beautiful city of Siena is 23 km away, and Florence is 55 km. Other important cities within reasonable distances are San Gimignano, Lucca, Pisa, Arezzo, Cortona, Montalcino and Montepulciano. For the more adventurous, Rome is 220km away and easily accessible.



## What Oliver loves...

- There is a mobile phone made available which you can top up to avoid those data roaming charges!
- The gazebo is the perfect place to take a break from the sun while keeping an eye on those in the pool.
- The interior is traditional Tuscan and the wooden beams exclude the warmth of the villa.

## What you should know...

- Pets are not allowed so Fido must stay at home!
- A rental car is advised to make the most of the area.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand

# Terms & Conditions

- Security deposit: €260 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Between 4.00 p.m. and 6.30 p.m.
- Departure time: Between 8.00 a.m. and 10.00 a.m.
- Energy costs included?: Extra cost, payable locally.
- Changeover day: Saturday.
- End of stay cleaning included?: Please enquire.
- Pets welcome?: No pets allowed.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Tax: €1.50 per person for the first 6 nights. Children under 11 years old go free.
- Minimum stay: 7 nights.
- Heating costs included?: Extra cost, payable locally.