

# I Ferrioli

Region: San Gimignano **Sleeps: 10**

## Overview

This beautifully restored farmhouse sits within a Tuscan estate complete with a golf course and lined with vineyards and olive groves. Expert craftsmen have transformed this traditional building into an elegant home in a prime position overlooking luscious green countryside and close to medieval villages and cities brimming with culture.

Step inside I Ferrioli and you are met with stunning traditional features in the form of terracotta-tiled floors, exposed brick walls and vaulted ceilings. Soft furnishings add to the cosiness of this home, with artwork providing splashes of colour and French windows and patio doors bringing in heaps of natural light. Each room blends seamlessly into the next in this open-plan home, with plenty of space for up to 10 guests. A homey living area complete with a large fireplace leads onto a grand dining room and then through to the huge kitchen with central island/breakfast bar. Also on the ground floor is a double bedroom with en-suite and an additional guest bathroom. Four more en-suite double bedrooms can be found upstairs, along with a snug living room featuring doors opening out onto a small balcony and stairs down to the garden.

Grassy lawns, rosemary and lavender plants fill the garden with colour and delicious scents, creating a serene setting. Relax in the lovely swimming pool, on a sun lounger or in a shaded spot as you take in the beauty of your surroundings, which include the estate's expansive golf course. Just next to the pool is an old outbuilding which has been refurbished and now houses a small fitness room as well as a shower room. The sheltered dining terrace is an idyllic place to enjoy meals out in the balmy evening air, perhaps having made use of the barbecue or pizza oven.

It's just a 5-minute drive or half an hour's walk to the heart of the 'borgo' with its ancient castle, shops, cafes and restaurants which all form part of the estate. Some excellent walks depart from the estate, allowing you to fully immerse yourself in the glorious countryside. Wild boar, deer and foxes are just some of the wildlife that can often be spotted in the area. Horseriding, tennis and cycling are available within the estate, which is also home to the largest golf course in Tuscany.

The historic towns of Castelfiorentino and San Gimignano are just 30 minutes away, as is the town of Certaldo, with its medieval architecture, charming palazzo and unbeatable views over the rolling Tuscan countryside.

Pisa and Siena are fantastic cities for a day trip. The iconic bell tower in Pisa is



not to be missed while Siena is rich in art and culture and has been awarded UNESCO World Heritage status. The breathtaking city of Florence is just over an hour's drive from I Ferrioli and is full of art galleries, boutique shops and quality restaurants. Visit the Ponte Vecchio and the Duomo and stroll along the banks of the River Arno to discover all that the region's capital has to offer.

## Facilities

Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Gym/Fitness Room • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Stalking/Hunting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground Floor

- Open-plan kitchen/living area with well-equipped kitchen including fridge, oven, microwave, kettle, toaster, coffee machine, central island with bar stools, sofas, TV, fireplace, dining table and chairs to seat 12 guests and doors leading to terrace outside
- Double bedroom with queen-size bed, en-suite bathroom with shower
- Separate WC

### First Floor

- Second living area with fireplace and doors leading to balcony connected to garden via external staircase
- 3 x double bedroom with king-size bed (can be made into twin beds), en-suite bathroom with shower
- 1 x double bedroom with king-size bed (can be made into twin beds), en-suite bathroom with shower and bath

## Outside Grounds

- Swimming pool (12m x 5m, depth: 1.5m) open approximately May – September
- Poolside terrace with sun loungers
- Terrace with covered al-fresco dining area
- Pool House with fitness area, shower, WC and laundry room
- Outdoor kitchen with wood burning pizza oven
- BBQ
- Fenced grounds
- Private covered parking (up to 3 cars)

## Facilities

- Wi-Fi
- TV
- Air-conditioning
- Heating
- Fitness area
- Washing machine and dryer
- Iron and ironing board
- Hairdryer
- Mosquito nets



## Location & Local Information

Il Ferrioli is tucked away in a sheltered spot within a stunning estate once owned by the powerful Medici family. The estate is made up of several villas and at its heart sits a charming hilltop 'borgo' complete with ancient castle and sleepy streets, just a 5-minute drive or a 30-minute walk from I Ferrioli. Explore the refined selection of boutiques and premium restaurants whilst appreciating the sweeping views of the unspoilt landscape.

The picturesque village of Montaione is just a 15-minute drive away and is worth a visit for its osterias, pizzerias and spectacular 360-degree views of the vineyards and olive groves below. Other fantastic places to visit include Gambassi Terme, which is known for its thermal baths, and San Vivaldo with its beautiful convent. Perched on a rural hillside just outside the village, the convent dates back to the 14th century and during the summer months evening concerts are often held in the courtyard.

San Gimignano and Certaldo are nearby towns rich in history and character and only half an hour away by car. Wander around the fascinating old town of San Gimignano and admire the walls encircling the town and the beautiful buildings within it, including the Torre Grosse. Certaldo's medieval architecture, particularly the façade of Palazzo Pretorio with its various coats of arms, is a sight you will not want to miss.

Take a day trip to Pisa to view the city's attractions, including the famous Leaning Tower and impressive Piazza dei Miracoli. It's best to visit the piazza and iconic bell tower later in the day, once the crowds have thinned. Walking along the banks of the River Arno and admiring the beautiful aristocratic houses is a great way to see more of the city.

Florence and Siena are just over an hour's drive away and known worldwide for their art, culture, history and cuisine. With its exquisite architecture and its prominent galleries, Florence is a must-visit. Take in the celebrated Ponte Vecchio and the imposing Duomo and marvel at the Renaissance artworks within the Uffizi Gallery. Siena's medieval square, Piazza del Campo, is a beautiful spot for relaxing and people watching while those feeling energetic enough can climb the Tower of Mangia which overlooks the piazza.



You don't have to venture far from I Ferrioli to discover the delights of the Tuscan countryside. Many excellent walks are on offer within the estate and the surrounding area. There are also tennis courts as well as cycling and horseriding, which provide further opportunity to glimpse some of the area's wildlife including foxes, deer and even wild boar. Keen golfers will rejoice in the fantastic golfing opportunities available. The estate boasts the largest course in Tuscany, a 27-hole course most often divided into two separate courses, one championship course and one shorter course.

Surrounded by glorious Tuscan countryside with medieval villages and some of Italy's most famous cities within easy reach, this restored farmhouse boasts a superb setting.

### Local Amenities

Nearest Airport	<b>Pisa (52km)</b>
Nearest Airport 2	<b>Florence (63km)</b>
Nearest Train Station	<b>Certaldo (26km)</b>
Nearest Village	<b>Within the estate (3km)</b>
Nearest Restaurant	<b>Within the estate (3km)</b>
Nearest Shop	<b>Within the estate (3km)</b>
Nearest Town	<b>San Gimignano/Certaldo (25km/26km)</b>
Nearest City	<b>Pisa (52km)</b>
Nearest Golf	<b>(Within the estate)</b>
Nearest Tennis	<b>(Within the estate)</b>

## What we love

- I Ferrioli enjoys an idyllic location with medieval hilltop villages nearby and the beautiful cities of Florence, Pisa and Siena within easy driving distance
- This renovated farmhouse features stunning traditional features including original archways, vaulted ceilings, exposed brick walls and tiled floors
- As one of several villas forming part of a huge estate, guests can visit the spa and use the tennis courts and golf course at a discounted rate
- The 'borgo' at the heart of the estate is just a 5-minute drive or 30-minute walk from the house and features an ancient castle and great selection of restaurants

## What you should know...

- Located in a sheltered spot, I Ferrioli is just one of several villas scattered within a huge estate
- The house overlooks the estate's golf course, with a couple of holes running right next to the garden and grounds
- Short-breaks may be possible on request outside end June-end August. Please enquire
- If you're looking to holiday with friends, [Casale Bertino](#) is located within the same estate - together the two houses can sleep up to 26 guests

# Terms & Conditions

- Security deposit: €1000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m. Late arrivals are subject to an additional arrival fee of €100.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: Yes, including mid-stay clean. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights (short-breaks may be possible on request outside end June-end August. Please enquire.)
- Pets welcome?: Small pets may be accepted on request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Internet access?: Wi-Fi internet access included.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Highchair and cot are available upon request only.