



## Luxury Villa Living

### Villa Leotta



Perched on a hill at 763 m above sea level, Villa Leotta is a historic residence full of Renaissance frescoes. Located in the heart of Chianti Classico, in the village of San Casciano Val di Pesa, it is surrounded by rows of olive trees in the context of the beautiful hills surrounding the city of Florence, just fifteen kilometres away.

5 Bedrooms  
Sleeps 10

Located in San Casciano Val di Pesa, Chianti, Italy.





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### DESCRIPTION

Villa Leotta is also an excellent base for exploring the nearby attractions of Florence, Scandicci, Impruneta and Greve in Chianti, all easily reached by car or bus. The enchanting view and the peace of the countryside make Villa Leotta a truly unique place. The interiors of the house are characterised by ceilings in coffered wood or frescoed with Renaissance motifs and painted walls. The charm of the furnishings, personally cared for by the lady of the house, creates an authentic atmosphere. The interior is organised on two levels to which the tower is added and the large living room on the ground floor leads out to an external area with a gazebo for outdoor dining. The swimming pool, just 20 m from the house, enjoys an intimate position surrounded by the olive grove.

### Interior:

The villa spreads on two levels and a tower. From the main entrance on the ground floor a hallway leads into the living room with access to the garden through a large French window. The living room communicates with a double bedroom, a guest bathroom and with a corridor onto which open the kitchen with dining area and a bathroom with tub. The staircase in the entrance hallway leads to the mezzanine floor with a guest bathroom and then to the first floor. It is composed of an open-plan area with dining room with fireplace, kitchenette and a panoramic balcony, three double bedrooms with ensuite bathroom with shower, a twin bedroom with joinable beds and a bathroom with shower. On the tower, reachable via a narrow staircase from the mezzanine floor, is located the laundry area.

### Park:

The property is surrounded by a garden of about 3,000 sq m, immersed in one hectare entirely planted with olive trees. Partially fenced, it extends over a hilly surface that distributes the property over two terraces, the upper one of which is occupied by the villa with the lawned garden at the exit of the living room and where the pergola with dining area is set up. In the lower part, down a few steps, is the swimming pool with terracotta-paved solarium and fully-equipped gazebo, surrounded by the colours of the Mediterranean vegetation that blends in with the surrounding countryside. On the opposite side is the parking area with space for six cars.

### Swimming Pool:

Open from the last Saturday in April until the first Saturday in October, the swimming pool, located on the lower terrace of the garden, is about 20 metres from the villa and is completely fenced for children safety. The rectangular pool, measuring 12 x 5 m with a constant depth of 1.40 m, is lined in light-coloured PVC and has chlorine purification, a steel ladder for access to the water and internal lighting activated via a twilight system, as in all the garden lighting. The terracotta-paved solarium area, surrounded by Mediterranean plants and olive trees, is equipped with sunbeds and a gazebo shaded by thick jasmine and furnished with table and chairs that create an intimate and relaxing space.

### Amenities



## Luxury Villa Living

Swimming Pool  
Partially Air Conditioned  
TVs  
WiFi  
BBQ  
Bluetooth Speaker

### Staff

Staff Available on Request

### Flights

Here at Luxury Villa Living, we help you to create the perfect package. We can source and organise scheduled and chartered flights upon your request.

### The Extras

#### The Luxury Villa Living difference!

We offer personalised and complimentary concierge services with each booking to make things as easy and stress-free as possible. From car hire to special restaurant reservations and more specific requests, we create a bespoke experience that is specially tailored for you

### Location

Sicily, Italy.

