



## Luxury Villa Living

### Villa Tuscany



This private luxury large villa near Florence is a favourite of high-profile guests seeking quiet relaxation. Immersed in the splendid scenery of the Florentine hills, nine kilometres from Florence, at the entrance of the Chianti area, a splendid villa of the late fifteenth century, has recently been transformed into a private residence with all the luxury and comforts needed. Thirty hectares of a park are divided into olive groves, fields, oak woods and cypresses, which stretch along the surrounding land.

20 Bedrooms.  
Sleeps 37+  
Located in Florence, Tuscany, Italy







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### DESCRIPTION

In the past the villa was a farm, formed by the main house and adjacent or smaller houses of the same level as the main house but smaller, which can accommodate a total of twenty bedrooms.

The history to which this Renaissance villa is linked makes it even more fascinating: built between the fifth and sixteenth century by the family of a famous Florentine painter, called Il Ghirlandaio, the farm became their place of vacation and leisure. One of the testimonies is represented by the previous frescoes painted by Ghirlandaio himself, at the family chapel.

Located so close to Florence, that from one of the terraces you can even admire the Brunelleschi's dome, situated in the center of Florence. This luxury estate is provided with two swimming pools, one of which can be heated upon request and fenced-in, a private pond for fishing, a spa equipped with an emotional shower with chromo therapy, sauna, steam bath, massage room and a small gym.

Each of the five houses has its own characteristics, but all have in common the quality of the materials used and the refinement of the furnishings. In the many details, you can grasp the best of the Florentine artisan tradition. The finishes of these spaces are of the highest level, with refined parquet or two-coloured floors. In the main villa, the walls are characterized by warm pastel colours and embellished with refined trompe-l'oeil.

The bedrooms are equipped with air conditioning and heating, have their own bathroom covered in precious marble and windows that offer views of the park and the surrounding landscape. The walls are white lime, a warm white that also covers the wooden structure of the roof, while the floor is made of parquet of oak planks, a feature that makes each room different. The main villa is part of an ancient dovecote, built as a kind of tower, which has been transformed into the most charming and exclusive bedroom. One of its windows frames the enchanting landscape while, in the distance, the Santa Maria del Fiore dome stands out. Below the main villa, there is the SPA, an extremely suggestive place with stone walls and a charming brick barrel vault. The other house, adjoining the main villa, together they form the original nucleus called La Fattoria. From here it is possible to access the private chapel where the beautiful frescoes of Ridolfo del Ghirlandaio is kept. The style of this building is certainly more rustic than that of the main villa; simple white lime plasters and stone floors. Some rooms together with the living room are characterized by particular vaulted ceilings brought to light during the restoration. These, made of terracotta tiles from Impruneta, tell the craftsmanship of those who built them 500 years ago.

main villa sleeps 10/11

330m<sup>2</sup>

ground floor

living room with fireplace and dining room with table for 14 people and direct access to outdoor, fully equipped kitchen with double lavabo and direct access to outdoor, spacious living room with fireplace and direct access to outdoor covered area with stone built BBQ and pizza oven.

bedroom 1 double bed (bed size 180x200cm, 71x79inch, convertible into a twin) with single sofa bed, safe, and en suite bathroom with shower (plus extra hand held shower).

first floor

21 steps up

bedroom 2 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with (step down) shower cabin (plus extra hand held shower).

bedroom 3 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with bath tub and shower cabin inside the tub (plus extra hand held shower).

bedroom 4 double bed (bed size 180x200cm, 71x79inch, convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

second floor





## Luxury Villa Living

17 steps up

bedroom 5 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower) and view.

guesthouse Fattoria, sleeps 7

195m<sup>2</sup>

ground floor

small living room with French windows, TV, dining area with table for 6 people, fully equipped kitchen with direct access to courtyard.

first floor

15 steps up

bedroom 6 double bed (bed size 180x200cm, 71x79inch, convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

bedroom 7 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with double lavabo, shower cabin (plus extra hand held shower).

bedroom 8 double bed (bed size 160x200cm, 63x79inch, not convertible into a twin), safe and en suite bathroom (smaller) with shower cabin (plus extra hand held shower).

bedroom 9 single room with queen size bed (bed size 140x200cm, 55x79inch), safe and en suite bathroom with shower cabin (plus extra hand held shower) and direct access to outdoor with view of the second swimming pool with waterfall and lawn, 4 steps down to arrive at the courtyard.

guesthouse Studio, sleeps 7

140m<sup>2</sup>

next to the restaurant, outdoor covered area

ground floor

living room with fireplace, TV, dining table for 8 people, fully equipped kitchen with direct access to outdoor, guest bathroom.

first floor

17 steps up

bedroom 10 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower) and access to bedroom with single bed;

bedroom 11 single bed (bed size 90x200cm, 35,4x79inch), shared bathroom with bedroom 10.

second floor

15 steps up

bedroom 12 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

bedroom 13 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

guesthouse Frantoio, sleeps 7

155m<sup>2</sup>

ground floor

living room with fireplace and TV, 2 steps up: spacious living room with fireplace and table for 6 people, access to outdoor small courtyard, fully equipped kitchen (no window) with table for 4 people. From the courtyard access to Stalla bedroom;

bedroom 14 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

first floor

23 steps up

bedroom 15 single bedroom (bed size 180x200cm, 71x79inch), safe and en suite bathroom with shower cabin (plus extra hand held shower), shared bathroom with bedroom 14.

bedroom 16 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe. 1 bathroom with double lavabo and shower cabin (plus extra hand held shower).

bedroom 17 bedroom with small queen size bed (bed size 140x200cm, 55x79inch).

guesthouse Bottega, sleeps 4

100m<sup>2</sup>

in front of Fattoria

ground floor



## Luxury Villa Living

living room with TV, table for 6 people, fully equipped open kitchen with cooking island and doors opening to outdoor area, guest bathroom.

4 steps up;

bedroom 18 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with bath tub and shower cabin inside the tub (plus extra hand held shower).

bedroom 19 double bed (bed size 180x200cm, 71x79inch, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower).

guesthouse Limonaia, sleeps 2

80m2

ground floor

small living room with view to the second pool.

bedroom 20 double bed (bed size 180x200cm, 71x79inch, king size bed, not convertible into a twin), safe and en suite bathroom with shower cabin (plus extra hand held shower) and direct access to outdoor. This guest house is wheelchair friendly.

outdoor

30 hectares of park/garden with a private pond for fishing, large heated and fenced-in swimming pool with amazing views, second small swimming pool located in the Renaissance Garden, oak woods, fields, outdoor furnished terraces, furnished lawns. SPA equipped with an emotional shower with chromo therapy, sauna, Turkish bath, massage room and small gym with weights.

### Amenities

Air Conditioning  
Floor Heating System  
Wi-Fi  
Satellite TV  
Smart TV  
Safe  
Alarm System  
Chapel Onsite  
Spa  
Indoor Jacuzzi-Hot Tub  
Sauna  
Gym Equipment  
Fully Equipped Kitchen  
Ice Maker  
Espresso Coffee Machine  
Private Swimming Pool  
Heated Pool  
Outdoor Shower  
Alfresco Dining  
Outdoor Furniture  
BBQ  
Parking Area  
Electric Gate  
Helicopter Pad  
Vegetable Garden  
Aromatic Garden  
Electric Car Charging Station

### Staff





## Luxury Villa Living

Concierge Service on-site from 9am to 7pm  
Daily maid service (4 hours of service from 10am to 2pm and turndown service)  
Full Daily Buffet Breakfast between 8 and 10.30am served at the restaurant "La Locanda"  
(food and service included)  
Soft Drinks and Water in the minibar  
Change of towels and linen on Saturday and midweek  
Final cleaning  
Further 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

