

# Villa Cerreto

## Montaione - Tuscany

**Cerreto** has been recently renovated to create a beautiful and very comfortable country house. The villa is located between Florence and Pisa, on a hilltop where you can enjoy magnificent views of the rolling Tuscan hills. The property is composed of a main villa, a dependence, and a pool house. It is the ideal retreat for family reunions and gatherings.

### Sleeps 20

#### BEDS & BATHS: 10 BDR/10 BTH

**Ground Floor:** 1 queen bedroom and 1 twin bedroom, each with large, private bathroom with shower. 1 queen with en suite bathroom with shower. All bedrooms have direct access through French doors to the pool/garden area.

**Poolside Granary:** 1 large queen bedroom with open fireplace, small en suite bathroom with shower. Large, entrance French door with access to private terrace and pool area.

**First Floor:** Three wings feature 6 bedrooms per wing, each with private, separate access to the pool/garden area by 20 stone steps.

**Northeast Wing:** Entrance hall. 1 queen bedroom with large en suite bathroom with shower. 1 queen with private entrance and private bathroom with shower.

**Central Wing (master suite):** Covered balconied patio. 1 queen bedroom en suite bathroom with shower. 1 spacious twin bedroom with private entrance with private bathroom with shower. Large lounge with open fireplace and dining area with kitchen corner.

**South Wing (pool-facing suite):** Pool-facing balcony. 1 queen/twin bedroom with private bathroom with shower. 1 twin bedroom with private bathroom with tub with handheld shower. Lounge with dining area and kitchen corner, small sitting/reading room (with sofa bed).



#### LIVING SPACES:

**Ground Floor:** Spacious double dining area has large main table (seats 26) and 2 smaller dining tables for breakfast or children's meals. Large lounge area with fireplace, sitting/reading room with open fireplace, large fully-equipped country kitchen. All rooms have access garden/lawn area.

#### OUTSIDE FEATURES:

A vast, tastefully decorated loggia with cushioned teak furniture and terracotta flooring for relaxing and outside dining; steps lead down to pool solarium and flat lawn area. A private, panoramic pool (7.5 x 15 m). The villa is surrounded by lawns, olive groves, rose and lavender gardens, and flowered terraces. The pool, loggia and garden are all lit up at night.

#### AMENITIES:

All bedrooms/suites are air-conditioned. Luxury bathroom accessories are provided. Dishwasher, microwave, large American refrigerator and coffee maker in the kitchen. Windows and interior shutters are fully soundproofed with double glazed glass. Decorated wooden headboards, slatted bases, and good orthopedic mattresses. Large outside barbecue, roasting spit and grill area, old stone basin, worktop area. Satellite TV, Stereo, DVD, Lap top rentals available (with high speed wireless card), cell phone provided for guest use, WiFi internet access, washer and dryer.

### **SPECIAL CHARACTERISTICS:**

Guests will appreciate the attention to detail in the restoration and the decor. The bathrooms feature cotto floors; grés tiled walls; old-fashioned heavy wood and porcelain topped vanity units. Luxury lamps (wrought iron, glass, terracotta) and light fittings throughout. The old original Tuscan 'cotto' and the aged parquet flooring combined with elegant upholstery give a special charm to the villa.



- Electricity, heating, A/C, water and final cleaning included
- Housekeeping service twice midweek included
- WiFi internet access included
- Laptop available for rental on request with high-speed wireless card (approx. E140 per week, E250 security deposit + cost of data calls)
- Cell phone provided for guest use
- Extra housekeeping service (upon availability): E18 + 20% VAT per hour per maid
- Cook available upon request
- Sunday morning kitchen cleaning service E50 + 20% VAT
- Breakfast E18 + 20% VAT per person, per day – minimum 10 pax
- Grocery stocking E30, plus cost of food (payable by cash only)
- Free use of washer and dryer
- Laundry and ironing charges extra: E18 + 20% VAT per hour
- Extra linens change E10 + 20% VAT per person, per day
- Change of bath and kitchen linens twice per week included
- Weekly gardener and daily pool maintenance included
- One fold away child cot with sheet (up to 2.5 years approx) – no coverlet + high chair available at no extra charge
- Security deposit: E1,000 due upon arrival in cash
- Pets on request only

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE  
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

**Check-in between 5 p.m. and 8 p.m. – Check-out by 10 a.m.**