

# Villa Leonardo

## Chianti – Tuscany

**Villa Leonardo** is a beautiful, private 12-acre estate tucked away in Chianti, the heart of Tuscany, between Florence and Siena. Located half way between Montespertoli and San Casciano val di Pesa, the villa is 30 minutes away from Florence.

The ultimate in privacy and independence, both the exterior and interiors of this fine old farmhouse (casa colonica) have been immaculately restored to a very high standard by its decorator/owner. The house is beautifully decorated throughout with terracotta floors, whitewashed walls and beamed ceilings.

**Sleeps 12**



Villa Leonardo is a refined and elegant estate, ideal for an extended family or a group of friends looking for spacious accommodations, comfort, privacy and fabulous views. Even when occupied by 12 people, the house feels spacious yet cozy. It blends Tuscan charm with modern facilities.

### **BEDS & BATHS : 6 BDR/6 BTH**

The bedrooms, some attractively furnished with four-poster beds, combine charm and tradition with contemporary comfort. Enjoy beautiful views of the surrounding countryside from all six of the bedrooms, each graciously decorated with old mirror frames and antique lamps. Twin beds are not convertible.

**Ground Floor:** 1 twin bedroom with private adjacent bathroom with shower. 1 large twin bedroom, with direct access to gardens, with en suite bathroom with shower—private, separate entrance from garden area, as well as entrance internally through other twin bedroom.

**First Floor:** 1 master king bedroom with en suite bathroom (double sink and phone) with tub with handheld shower plus shower stall. 1 king bedroom with en suite bathroom (with skylight window) with shower. 1 twin bedroom with en suite bathroom with shower. 1 twin bedroom with en suite bathroom with tub with handheld shower.

### **LIVING SPACES:**

The living areas on the ground floor are colorful and furnished with high-quality fabrics, antiques, fine custom linens and table ware. An elegant dining room has direct access to garden/pool. The living room has an open fireplace, ample sofas and satellite TV. The study offers a quiet office or reading space and a library.



B R A V O  
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## OUTSIDE FEATURES:

The house is accessed by a private, dirt road (half a mile) and surrounded by an extensive and well-tended garden that rolls gently downward from the house towards the swimming pool, which is situated among sloping green lawns and fruit trees. Near the swimming pool (12 x 6 m) and around the garden and terraces, there is an abundance of outdoor furniture, teak pool furniture, wrought iron and rattan lounges, benches and chairs, marble tables and sun umbrellas for shade. The property enjoys a spectacular view of a 10th-century castle and a panorama of typical Chianti countryside with rolling hills, vineyards, olive groves, cypresses and distant farmland. The estate is comprised of 350 olive trees, over 100 walnut trees, a small river delineating its southern boundaries and several acres of forest providing wonderful shade in the summer.

## AMENITIES:

The modern amenities include air conditioning in all first floor bedrooms, a fully equipped kitchen with two refrigerators, washer and dryer, hair dryers in 3 bathrooms, complete SONY audio set, satellite television with over 400 programs, phone, dial-up Internet, fax and computer color printer, remote-controlled gate entrance.



- Electricity, heating, water, and final cleaning included
- Housekeeping service available, on request: €13 per hour
- Meals can be prepared by a chef at a cost of €35-€55 per person (minimum of 8 persons)
- Telephone charges extra
- Garden and pool maintenance included once per week
- Security deposit: \$2,000 to be held at the agency

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

**Check-in between 4 p.m. and 7 p.m. - Check-out by 10 a.m.**

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