

Villa Montaione

Montaione - Tuscany

Montaione 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 29



BEDS & BATHS: 17 BDR/15 BTH

Main Villa: 6 independent, separate-entranced suites—all with direct access to the garden area. First floor suites have their own private entrance and terracotta-paved stairway.

Ground Floor:

Suites 1 & 2: each has 1 queen bedroom and 1 twin bedroom, 2 bathrooms with shower, living/dining area, country kitchen. Suite 1 is suitable for wheelchair access.

Suite 3: 1 large queen/twin bedroom and 1 single bedroom, 1 bathroom with shower, living/dining area with fireplace, and country kitchen.

Suite 4: 1 queen bedroom and 1 twin bedroom, 2 bathrooms with shower, sitting room, living-dining area, and country kitchen.

First Floor:

Suite 5: 1 queen bedroom and 1 twin bedroom, 1 single bedroom, 2 bathrooms with shower, living/dining area with fireplace, country kitchen. Large terrace with panoramic views.



Suite 6: 1 queen bedroom and 1 single bedroom, 2 bathrooms with shower, sitting room, living/dining area, and country kitchen.

Dependence:

2 independent, separate-entranced suites—all with direct access to the garden area.

Ground Floor:

Suite 7: 1 queen bedroom and 1 single bedroom, 2 bathrooms, small living/dining area, and a country kitchen.

First Floor:

Suite 8: 1 queen bedroom and 1 single bedroom, 2 bathrooms, small living/dining area, and a country kitchen.

LIVING SPACES:

Pool House: This beautifully restored brick barn serves as a central area for guests to gather together. It offers a spacious dining and sitting area, a full country kitchen seating 20, private bathroom, and vast open fireplace.

OUTSIDE FEATURES:

Montaione features a mosaic-tiled infinity-edge pool with hydromassage tub. Roman steps lead down into pool. Marble and terracotta-paved sun terrace is surrounded by a rose garden and large flat lawn area. The wrought-iron outdoor furnishings are elegant and comfortable. There is a beautiful poolside loggia/veranda with wooden beams and terracotta paving, fully furnished for dining and relaxing. Gardens surround the house—winding terracotta walkways, lawns, Mediterranean shrubs, and perfumed rose, lavender and herb borders. The pool, loggia, garden and walkways are illuminated at night.

B R A V ©
HOLIDAY RESIDENCES

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Tel: 866-265-5516
www.hipvillas.com

AMENITIES:

Suites and pool house fully air-conditioned; satellite TV; Laptop rentals available (with high-speed wireless card); Cell phone provided for guest use; stereo; DVD; WiFi internet access; luxury bathroom accessories provided; enormous, outdoor-double barbecue grill, roasting spit, double oven, hob, grill and dishwasher; dishwasher in most suites; windows and interior shutters are fully soundproof with double glazed glass, washer and dryer.

SPECIAL CHARACTERISTICS:

The very large estate is part of a nature preserve and offers abundant wildlife. Guests will appreciate the attention to detail in the restoration and decor—cotto floors, grés tiled walls, old-fashioned heavy wood and porcelain topped vanity units, luxury lamps (wrought iron, glass, terracotta) and light fittings. The old Tuscan cotto floor, open-beamed ceiling, and rich Tuscan-hued color scheme give a special charm to the villa. The one-level pool and spacious lawn areas make this villa an ideal place for children.



- Electricity, heating, A/C, water and final cleaning included
- Housekeeping service twice midweek included
- Cell phone provided for guest use. Internet access at the estate office.
- 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)
- 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
- Change of bath and kitchen linens twice per week included
- Extra linens change E10+20% VAT per person, per day
- 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.