

## **Villa Serena San Savino**

600 m2 - for 14+6 people

The Villa is located in the Province of Arezzo 14km from Monte San Savino and 40km from Arezzo. This Villa (1 of 4) is owned and managed by a huge (2.000ha) Vinery, which Head office and common Reception is located 2km from the Villa.

The Villa has Roman origins, and has been refurbished by keeping its beautiful "pietra serena" façades untouched. The superb stone arch in the courtyard is probably the oldest part of the house. The Villa, just 800 m away from Palazzuolo, overlooks its own vineyard, from which we create our Chianti, and it is surrounded by a lovely garden and an ancient forest.

The Villa has two separated floors, accessible by an outdoor staircase. It has been elegantly decorated with original antique furniture and equipped with all the best amenities, to ensure an unforgettable and relaxing holiday experience.

In the garden there is a barbeque, gazebo, sofas, and a wooden oven where you can enjoy pizza party!

The Villa offers an outdoor swimming pool (10x5m), a gym, wet facilities (sauna and steam bath), a six places Jacuzzi, as well as a retreat and relax area. WC and showers.

The villa is available all over the year with the possibility of renting the first floor only (Level 1 La Villa & La Loggia) Level 0

### **Ground Floor**

Area relax:

Wet facilities (sauna and steam bath), six-place Jacuzzi, fully equipped gym, shower, WC

Laundry: washing machine and dry-machine, iron

### **Dependance Colonna**

Entrance, large living room with sofa

Bedrooms: two, one (twin beds) and one double-bed with private bathroom with shower.

Bathrooms: two with shower

Up to 1 additional bed.

### **Dependance Cortile 1**

Entrance living room with sofa

Bedrooms: one double bed with private bathroom with shower.

Bathrooms: one with shower

### **Dependance Cortile 2**

Dependance on two floors

Entrance living room with sofa

Mezzanine with possibility to add two beds – however, please noticed that in Mezzanine, there is no cooling nor heating system, so it is not very comfortable in certain part of the year.

Bathroom: one with shower on the ground floor.

### **Level 1**

First Floor

Outdoor staircase entrance and terrace

La Villa

Spacious dining room, with a superb ancient stone fireplace and a grand piano, sofa and TV +Table and 20 chairs.

Large kitchen equipped with dishwasher, microwave, kettle, American coffee machine, toaster, and other household appliances.

Bedrooms: three (2 with twin beds or double bed) with private bathroom with shower.  
One with double bed with private bathroom with shower

Bathrooms: four, three with shower  
Up to 2 additional bed.

**Dependance La Loggia**

Entrance –living room with sofa

Bedrooms: one double bed with private bathroom with shower.

Bathrooms: one with shower

Up to 1 additional bed