

## **Villa Ann** Stunning Tuscan farmhouse



### **Beautiful gardens**

#### **Property Details**

- Location Italy Toscana
- City Monsummano Terme
- Price Per Night From € 550
- Min Nights 7
- Cleaning Fee € 250
- Security Deposit € 800
- Property Type Villa
- Sleeps 10
- Bedrooms 4
- Beds 6
- Bathrooms 3

#### **Amenities**

- Wireless Internet
- Air Conditioning
- Swimming Pool
- Free Parking On Premises
- Indoor Fireplace
- Washer
- Hair Dryer
- Microwave
- Dishwasher
- BBQ Grill
- Garden Or Backyard
- Towels Provided
- Iron

#### **Rental Rates**

Start date	End date	Per Night	
30 Mar 2024	03 May 2024	675	EUR
04 May 2024	31 May 2024	825	EUR
01 Jun 2024	06 Sep 2024	1025	EUR
07 Sep 2024	27 Sep 2024	825	EUR
28 Sep 2024	25 Oct 2024	675	EUR
26 Oct 2024	20 Dec 2024	550	EUR
21 Dec 2024	03 Jan 2025	825	EUR
04 Jan 2025	31 Dec 2025	900	EUR

Villa Ann is a large, beautiful Tuscan farmhouse near to Florence, which looks like it dates back to the second half of the 18th century but was actually built in the 20th century! It is set in a quiet location and has four bedrooms, three bathrooms and a large private swimming pool. Its elevated position means it enjoys fantastic views over the surrounding countryside.

This Tuscan farmhouse has recently been tastefully constructed so that it appears to have been built centuries again. The owner has sourced incredibly beautiful and original architectural features such as terracotta-tiled floors and beamed ceilings. It is part of a large 7-hectare farming estate comprising two independent villas, which are a short distance away from each other and it is surrounded by olive groves and woods. Outside, there is a private infinity pool which is equipped with a safety alarm (16 x 8 metres and 1.4 metres in depth, open from mid April to the beginning of October each year) and an amphitheatre, which is under the pool area and contains a fitness room, dressing room and bathrooms with showers and WC. There is also a spacious solarium and a shaded barbecue area. The outside areas at this Tuscan farmhouse enjoy stunning views and guests can enjoy some fantastic sunsets from the covered seating area. Four mountain bikes are available for guests' use and there is parking for four cars in the grounds. On the ground floor of this Tuscan farmhouse there is a large 80-metre square living room with a beautiful fireplace dating back to the 16th century, a dining area with access to a covered terrace where there is a table that can seat 14, an open sitting room with a double sofa bed, a kitchen and laundry area. In addition there is a double bedroom with access to the terrace and a further table and chairs, overlooking the pool. There is also a bathroom with a bath and a Jacuzzi shower. On the second floor there is a double bedroom with an en-suite bathroom with a jacuzzi shower and Turkish bath, a twin-bedded room, a further double bedroom and a bathroom with a Jacuzzi shower. Please note that the pool at this Tuscan farmhouse is open from 16 April to 15 October each year. Not included in the rental price and to be paid locally is heating (charged at a rate of 0.19 euros per thermal KW) and air conditioning (charged at a rate of 0.70 euros per KWh, payable on departure based on usage). Please note that there is a mandatory tourist tax of 1 euro per person per day also payable locally and a final cleaning fee of 250 euros to be paid locally on arrival. An 800 euro security deposit is payable locally on arrival in cash but refunded on departure upon the property being left in satisfactory condition. The owners prepare a delicious welcome dinner for all guests staying at this Tuscan farmhouse as well as providing ample supplies for the first breakfast of your stay. Please note that in the Winter months, we can offer shorter stays of 3 nights or more but there is a premium per night for short stays. Please ask for more details or for a quote.

Monsummano Terme is 4 kilometres away and Florence and the coastline is 65km away. There are six 18-hole golf courses 10 kilometres from the property. Please note that if you are looking to stay in the Winter months, it is possible to enjoy a shorter stay at the property. Please ask for more details on rates.

### Useful to Know

One of our favourite villas in Tuscany, Villa Ann is a special place to stay, made even more special thanks to its wonderful owner. Alessandro invests in the property year on year ensuring it continues to exceed all our guests expectations. It's a rare find, representing the very best elements of a traditional Tuscan farmhouse but with all the creature comforts of the 21st century. Our favourite spot to sit and relax is at the pool or on the comfortable outdoor sofas on the covered terrace.

### Owner Approved



✓ Child Friendly



✓ Pet Friendly



x Events Allowed

## Get In Touch

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