



ADORNA

Located near Figline. Sleeps 10+4 guests. 7 bedrooms and 7 baths.

This elegant fully staffed villa is perfect for the discerning guests who wish to spend some quality time in style while visiting Tuscany. The villa is conveniently located nearby Florence, only 25 minutes by car or 30 minutes by train. It is designed on two floors offering a combination of traditional 14th century construction, exquisite décor and modern amenities, within a great functional space. The villa annex, that can be rented in case additional space is needed, features two bedrooms, a living area and fully equipped kitchen.





7 BEDROOMS & 7 BATHROOMS

Main Villa

First Floor: Double master bedroom with en-suite bathroom, with tub and shower;
3 Double bedrooms, each with en-suite bathroom, with tub;
Twin bedroom with private bathroom, with shower. All bedrooms have A/C units.

Annex

First Floor: Double bedroom with private bathroom with tub;
Twin bedroom with private bathroom with tub.

All bedrooms have A/C units, and all bathrooms with tub have also the wall mounted shower, and they are provided with hair-dryers.

LIVING SPACES

MAIN VILLA

Ground Floor: A generous interior space welcomes you, beautifully finished with ceramic tiles floor and beamed ceilings that spread out to include the open concept lounge room, embellished by a central decorative fireplace. The lounge room offers numerous windows and French doors that open onto a delightful sizable terrace with stunning panoramic views. A separate eat-in kitchen with a typical hearth is more than up to the task to service the formal dining room that can host a large table for up to 12 guests. Guest bathroom.

First Floor: In addition to the bedrooms, on this floor there is a charming library that can act as an office area when you cannot leave your work behind.

ANNEX

Ground Floor: A large sitting room features plush sofa and arm-chairs. The spacious and fully equipped kitchen doubles as a dining room.

OUTSIDE FEATURES

The large terrace and professionally manicured verdant lawn overlook the surrounding Tuscan landscape providing a great sense of tranquility. A gazebo is appropriately placed for dining al fresco, enjoying a drink with friends, or just relaxing in the shades. The private swimming pool is surrounded by trees and the sundeck offers plush lounge chairs to use while attaining that perfect tan.

AMENITIES

A/C units in all bedrooms, Wi-Fi internet connection, Satellite television in the lounge room, DVD player, hairdryers in all bathrooms, fireplaces, private swimming pool (13 x 6 m), pizza oven,

washing machine, dishwasher, sprawling garden perfect for kids, communal tennis court, private parking.

SPECIAL CHARACTERISTICS

Villa Adorna exudes understated elegance and class. The interiors have been furnished with high quality pieces, rich fabrics and heirloom art. Whether you dream of lounging in the sun, taking a refreshing swim or having an active day touring the Tuscan countryside you can do it all right here or just outside your door.

INCLUDED IN YOUR RENTAL

- Electricity up to 500 kWh per week, A/C, water, gas and final cleaning
- Staff: butler from 8:00 am -12:00 pm and 6:00 pm-10:00 pm, one maid up to 3 hours in the morning, one cook from 5:00 pm -10:00 pm, staff has Tuesday off.
- Daily cleaning with change of bath towels, except Tuesday
- Mid-week change of bed linen
- Wi-Fi internet connection
- Gardener and pool maintenance
- Use of estate communal tennis court (tennis racquets and balls available)

NOT INCLUDED/EXTRA, UPON REQUEST, TO BE PAID LOCALLY

- Heating charges: depending on usage, as per meter reading
- Extra charges for electricity over 500 kWh per week: €0.55 per extra kWh
- Additional cook service (for lunch) €200 per time + cost of food
- Extra housekeeping/butler/cook service: €20 per hour
- Babysitting service, on availability: €20 per hour (during the day); €25 per hour (night)
- Shopping fee €20 per delivery + cost of food to be paid locally in cash
- Pantry pre-stocking fee €30 + cost of food to be paid locally in cash

NOTES

- Security deposit: €1,500 to be held by the agency
- Tourist tax €1 per person/night, children up to 15 years-old excluded (prices may change without previous notice) to be paid in cash locally
- No smoking villa
- Pets allowed on request
- Check-in: between 4:00 pm-7:00 pm
- Check-out: before/by 10:00 am
- All extra services must be paid locally, prior to departure, unless otherwise arranged