



# ASTRA

Located near Figline. Sleeps 14 guests. 7 bedrooms and 7 baths.

Villa Astra dates back to the 15th century and it was recently restored and transformed in an exquisite independent villa for up to 14 people. This beautiful three-story high property is nestled in an exclusive estate boasting an impeccable manicured park (5000 sqf) which includes other villas as well. It can be rented alone or together with its annex to accommodate large parties for special reunions. While the villa is irresistibly cozy, it is also unmistakably Tuscan and this quality alone coupled with its sought-after location near Florence - only 25 minutes by car or 40 minutes by train - makes Villa Astra a picture-postcard escape.





## 7 BEDROOMS & 7 BATHROOMS MAIN VILLA

**First Floor:** 2 generous queen bedrooms, each with spacious en-suite bathroom with tub/wall shower; 1 twin bedroom with en-suite bathroom with tub/wall shower

**Second Floor (two set of stairs from the ground floor):** 1 twin bedroom with en-suite bathroom with shower

## ANNEX

**Ground Floor:** 1 queen bedroom with ensuite bathroom with shower and direct access onto the garden

**First Floor:** 2 queen bedrooms, each with spacious en-suite bathroom with shower

All well-appointed bedrooms are provided with A/C and feature beamed ceilings, terracotta floors and large windows that flood the space with sunlight. The rooms are refined yet fresh.

## LIVING SPACES

**Ground Floor:** The entrance hall welcomes you and leads onto the elegant large communal spaces: the inviting sitting room with flat screen satellite TV, large fireplace and plush sofas, and a separate formal dining room with a blown glass chandelier. These eclectic spaces fizz with life and personality and feature designer fabrics, beautiful rugs, high quality furniture and antiques, all perfectly blended. A fully equipped Tuscan kitchen completes this floor.

## OUTSIDE FEATURES

Private swimming pool, sundeck with expansive gazebo to provide shade during the hot summer hours and refrigerator to keep beverages chilled while sunbathing, loggia for dining al fresco, walk trials within the estate, private manicured garden, private parking.

## AMENITIES

Air-conditioning in all bedrooms, Wi-Fi internet connection, satellite TV in the sitting room, fireplace, hairdryers in all bathrooms, dishwasher, washing machine, private swimming pool, telephone, sprawling garden perfect for kids, private parking.

## SPECIAL CHARACTERISTICS

By entering Villa Astra you will find the perfect harmony between comfort, elegance and ease, the ideal combination for your perfect Tuscan getaway.

## INCLUDED WITH RENT

- Electricity up to 500 kW per week, A/C, water, gas and final cleaning
- Morning housekeeping service 2 hours per day
- Daily change of bath towels
- Mid-week change of bed linen (Wed)
- Wi-Fi internet connection
- Gardener and pool maintenance
- Baby cot and high chair on request

## NON INCLUDED/EXTRA, ON REQUEST, TO BE PAID LOCALLY

- Heating charges: depending on usage, as per meter reading
- Extra charges for electricity over 500 kW per week: €0.55 per extra kWh
- Food and beverages
- Extra housekeeping service: €20 per hour
- Personal laundry service: €15 per hour
- Babysitting service, on availability: €20 per hour (during the day); €25 per hour (night)
- Telephone charges extra

## NOTES

- Security deposit: €1,000 to be held by the agency
- Check-in: between 4:00 pm–7:00 pm, Check-out: before/by 10:00 am
- All extra services must be pay locally, prior to departure unless otherwise arranged