

## **Villa Marciano is an old peasant farmhouse close to the village of Marciano della Chiana.**

Situated on the slopes of the hill which from the medieval village of Marciano della Chiana goes gently down towards the plain below, this is the ideal place for those who still manage to switch off and want to forget the deafening noise and frenetic pace of modern life.

**Valdichiana's landscape, fenced pool and cozy furnishing.** From the house and front garden you can admire the harmonious view of the fertile and immense Valley of the Chiana, enclosed on the horizon by the mountain ridges of the Apennines. All around the house a large garden equipped with gazebo, garden furniture, barbecue and shaded by old oak trees, olive trees and other tall trees. On one side of the garden there is a beautiful, completely fenced swimming pool, where guests can spend pleasant days in the hot summer sun, regenerating body and mind. The house has been furnished with period furniture and is very comfortable.

### **Ground floor**

Entrance on a wide living room with arches, dining room with kitchen corner, sitting area with sofas, fireplace and TV, **double bedroom** with private bathroom with shower, **triple bedroom** and private bathroom with bath.

### **First floor**

Access both via internal wooden staircase and external stone staircase with typical, panoramic loggia, sitting-room with fireplace, double sofa-bed and TV, **triple bedroom**, **double bedroom** with private bathroom with bath, **double bedroom** with private bathroom with shower, **kitchen** and bathroom with shower. With access via wooden staircase, **attic with double bedroom** with private bathroom with shower. 4 bedrooms of this floor are equipped with **air-conditioning**.

### **Annex**

Loft area with billiard.

The Highway is A1 Milan-Naples, closest exit Monte San Savino

CLOSEST AIRPORTS:

Perugia San Francesco d'Assisi 80 Km

Florence "Amerigo Vespucci" 95 Km

Rome Fiumicino 230 km

Places of interest in the surroundings:

**Arezzo**, one of the main **Etruscan** city-states, 23 km

**Cortona**, sweeping vistas, charming *trattorie*, medieval castles - a quintessential taste of Tuscan life, 25 km

**Montepulciano**, Renaissance town, was the center of a centuries-long battle between Firenze and Siena, 30 km

**Siena**, a magnificent city of art with characteristic alleys, wards (*rioni*) and towers, 50 km

**Perugia**, with its Etruscan walls, a gorgeous Medieval center, is the ideal city for artists and art lovers, 67 km