

Casale degli Ulivi is located near the pretty Tuscan, **a medieval village within easy reach of Arezzo and Siena**. This modern Tuscan villa with traditional characteristics is completely surrounded by an olive grove and has excellent privacy.

In the sunny garden, a short distance away from the villa, is **a completely fenced swimming pool with pergola**. It is the ideal place to relax and enjoy the Tuscan sun.

Outside Casale degli Ulivi is a large, covered terrace paved in terracotta that run along the entire front length of the house. It looks out to the simple views over the surrounding vineyards. It is furnished with a long wooden table and iron chairs for 12 people.

### **Ground floor:**

From the terrace three double glass doors lead into an open plan room which has a spacious sitting area on one side. A triple sofa, double sofa and two armchairs encircle a fireplace, ideal for the cooler evenings.

In the centre of the room is a pretty terracotta arch, under which there is a huge wooden dining table that seats up to 12 people. To one side is a wooden sideboard. The entire room is paved in the **traditional Tuscan villa style** of terracotta floor tiles.

The kitchen is on the other side of the open plan room. It has plenty of light and space with a ceiling of terracotta and wooden beams. The room is well equipped with a fridge with separate freezer, electric hobs, oven and a dishwasher. A second door from the kitchen area leads to the back of the villa.

To the back of the lounge is a small hall off which there is a guest toilet and two bedrooms. On the right is a **twin bedroom** with two iron beds with matching bedside tables. A double door, wooden wardrobe completes the furnishings. Bathroom with shower.

Next to the twin room is a **double bedroom** with a pretty iron bed and a **single sofa-bed**. The room is spacious and has a large wooden wardrobe. Lovely marble tiled bathroom with shower. There is no shower tray which makes this **bathroom ideal for those with mobility impairments**.

### **First floor:**

From the lounge wood and iron stairs lead to the first floor where there are another

**four bedrooms.** The first is a **small double bedroom** which has no private bathroom. Next to this room is a door which leads out to a small covered terrace. Across the hall is a lovely **twin bedroom decorate in blue.** This room can be set up as a double if requested when booking. It has a wardrobe and small desk with chair. En-suite is a tiny bathroom with an open shower. Next to the twin room is a **second twin bedroom with** hand painted antique iron beds and glass bedside tables. Plenty of character is provided by the visible stone wall and warm **yellow colour of the decor.** It has a double, wooden wardrobe, writing desk with chair and an armchair. En-suite is a beautiful bathroom with enormous shower and his and hers basins. Across the hall is the last of the bedrooms. It is a **double, decorated in an old pink colour** with an antique chest of drawers and wardrobe with mirror. En-suite is a spacious bathroom with tub which has a handheld shower.

The closest motorway is A1/exit Valdichiana, 8 km away from the property.

#### CLOSEST AIRPORTS:

Perugia Sant'Egidio 70 km

Florence Vespucci 80 km

Pisa San Giusto 120 Km

#### PLACES OF INTEREST IN THE SURROUNDINGS (1 hour drive max):

Florence 70 km

Siena, a magnificent city of art with characteristic alleys, wards (rioni) and towers, 34 km

Lucignano, the "pearl" of the Valdichiana, 2 km

Rapolano Terme, a thermal area with two main spas, Terme San Giovanni and Terme Antica Querciolaia, 11 Km

Cortona, one of many Tuscan cities with a history that stretches back to the Etruscan era, 20 Km