

VILLA IL PARADISINO



Estate
4 apartments
Swimming pool
Florence 6 kms.

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Description:

The name of this accommodation is deserved, in our opinion. It is a small paradise, albeit in not all that quiet surroundings, because of its close vicinity to Florence. There is no accounting for tastes, however, and therefore, what does one consider a paradise? For some, paradise means pure nature, but others require some luxuries to go with that. In some cases, it might even be possible that an overnight stay in a cabin built out of ice blocks, with the Aurora Borealis shimmering on the horizon is pure paradise. The singer Meatloaf found his paradise "by the dashboard light" – although there are quite a bit ifs and buts to his world-famous song). To us, lovers of the country Italy, our notions of paradise are mainly to be found in this country. We went to this villa, and saw it all. Please believe us: this is, indeed, a little paradise, provided, of course, that the underneath appeals to you.

You should see this special paradise as follows: A kind of suburb of Florence, and then a very spacious, walled terrain with olive- and almond trees, some vines and cypresses and in the midst of this all an ancient villa, the Villa Padronale, still the homestead of the noble family Belloni Filippi, who came into possession of the estate in 1839. And moreover, there is the "House of the Nobleman", completely restored into very special apartments. One of the daughters of this noble family, Costanza Belloni Filippi, is managing this small complex with lots of enthusiasm and great affinity.

Once, during the time of the notorious Medici family, the estate was very large. The garden still counts enormous, age-old trees, lots

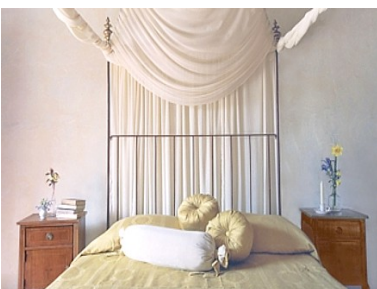
of shrubs and has a hothouse specially for the many lemon trees, a stable, hay-loft, cellars and about 5 ha. of agricultural terrain with olive trees – some of which are more than 4 centuries old –, fruit trees, a big kitchen garden and here and there some "pieces of vineyards". The Belloni Filippi family produces wines and olive oil. Elisabeth was invited to a dinner with the complete family, and tasted as well the wines as the oil. For a starter they served her "bruschette" (toasted garlic bread with baby tomatoes, basil and lots of olive oil); it tasted like heaven. The family gave us a bottle of this really sublime olive oil, which is still unopened on the table in our kitchen, so that we can enjoy the beautiful green colour.

The architecture is typical for this Florentine region, and the complete estate is under protection of the "Superin-tendence for the architectonic property and the landscape and for the historic, artistic and anthropological patrimony of Florence". However much we would want to translate-rephrase this impressive notion, we better leave this as it is. But, whatever is meant, this estate enjoys special protection and attention, thus deserving the particular subsidy granted by the Italian government, safeguarding the upholding of the estate as it now is.

The "House of the Noblemen", dating back to the 15th century and completely restored to the most modern requirements, exists of five apartments: Il Giuggiolo and Il Gelso with a large living-/dining room and antique open fire place, La Loggetta with a small loggia overlooking the inner courtyard and Il Melograno, with a private garden with an

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orange-, lemon- and grapefruit-tree. All apartments have their own heating and air-conditioning system, kitchen with fridge and freezer, electric oven, microwave and dish washer. Moreover, all apartments dispose of TV-satellite, Internet-connection and safe. There is sufficient parking space on the terrain; entrée via an electronic gate. All apartments have ceilings with wooden beams and terra cotta floors. The furnishing is unique, with lots of attention for refined details and mainly antique objects d'art, as well as a sublime general upholstery. Since a short time there is a swimming pool on the estate.

Facilities :

The estate is 5 ha. large, parking facilities, swimming pool, reception, satellite-tv common terrace; common use of the barbecues on the terrain. Upon request catering for breakfast and dinner, laundry service, baby-sit (€ 10,00 per hour); massages; Reiki- and beauty treatments; excursions with a guide. Sale of products from the estate.

Possibilities for sports/excursions :

Golfcourse "Circolo del Golf dell' Ugolino" in Grassina at about 30 km. distance; Golf Club "Le Pavoniere" in Prato at about 20 km. distance. Another 3 golf courses at resp. 25, 35 and 45 km. away. Closeby Il Paradisino there is a tennis court. Florence is just 6 km. away and from there, all interesting cities and villages of the Chianti region are within easy reach. The same goes for Lucca, Pisa and the beaches of the Versilia. Upon booking, you will get information with tips on factory outlets, restaurants and the like. One tip, to wet your appetite: Visit Fiesole, the Florentine suburb where the movie "A Room With A View" was shot, and enjoy a lunch at Le Lance, with a beautiful terrace overlooking

the city of Florence.

Distances, approx. in km. :

Shops at about 10 min. walking distance; Florence centre 6; Fiesole 13; Lucca 66; San Gimignano 68; Siena 85; Volterra 90; Pisa 93.

Lay-out of the apartments :

Il Giuggiolo (140 m², 4 + 2 pers.):

Ground floor: Spacious sitting-/dining room with open fire place, kitchen, double bedroom with small en-suite bathroom with basin, toilet and shower, bedroom with two beds with en-suite bathroom with basin, toilet, bidet and bath and access to the inner garden.

La Loggetta (140 m², 4 + 3 pers.):

First floor: Large sitting-/dining room with monumental open fire place, kitchen, double bedroom with en-suite bathroom with basin, toilet, bidet and shower and a double bedroom with en-suite bathroom with basin, toilet, bidet and shower plus old-fashioned bath. Small loggia.

Il Melograno (90 m², 2 + 4 pers.):

Ground floor: Large sitting room with kitchen-corner and French windows giving views at the inner court, double bedroom with vide with another double bed and spacious bathroom with basin, toilet, bidet, shower and bath. The already mentioned French windows give access to a private terrace with garden furniture and garden with fruit trees and terra cotta pots with flowering plants and shrubs.

Il Gelso (140 m², 4 + 2 pers.):

Ground floor: Sitting room with French windows opening to the garden and terrace, large dining room with kitchen corner and open fire place.

First floor : Double bedroom; bedroom with 2 beds; bathroom with basin, toilet, bidet and shower and a bathroom with basin, toilet, bidet and Jacuzzi. Original wood-oven dating

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from the 17th century.

Particulars :

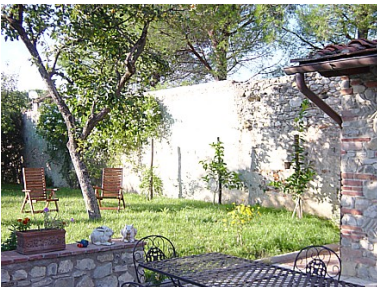
Rental prices are per day. Minimal booking period 3 nights. De mentioned priced do not include extra persons; prices available on request if your party is larger than 2 or 4



Included in the rental price: costs for electricity, gas, water, costs for airconditioning and heating, final cleaning, usage of bed-, bath- and kitchen linens (change twice a week), high speed Internet and usage of a children's cot for children up till 2 years of age

Not included in the rental price:
tourist taxes

Deposit, to be paid upon arrival: € 350,00.



Check-in on the day of arrival between 16.00 and 19.00 hrs.
Check-out on the day of departure before 10.00 hrs.

Pets are not allowed.

A car is not necessary, unless you want to make trips in the region.



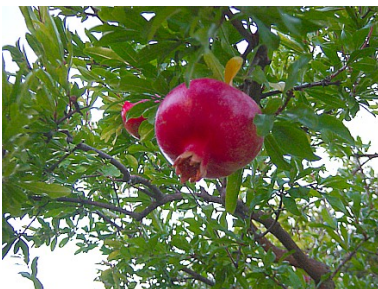
Public transport: In front of the buildings there is a bus stop direction Florence, departure every 20 minutes (duration about 25 minutes). You can, of course, also take a cab to Florence, e.g. the Piazza del Duomo.

English spoken.



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Price list

| | Number of persons | Low season | Mid season | High season |
|------------------------------|-------------------|----------------------------|---|-------------------------|
| | | 13/2- 15/4 1/11 - 22/12 | 15/4 - 1/6 6/8 - 1/9 1/10 - 1/11 22/12 - 31/12 | 1/6 - 6/8 1/9 - 1/10 |
| Huurprijs per dag Melograno | 2 | 130 | 150 | 170 |
| Huurprijs per dag Giuggiolo | 2 | 205 | 235 | 265 |
| Huurprijs per dag Giuggiolo | 4 | 205 | 235 | 265 |
| Huurprijs per dag Gelso | 4 | 205 | 235 | 265 |
| Huurprijs per dag Gelso | 6 | 285 | 325 | 370 |
| Huurprijs per dag Loggetta | 2 | 155 | 170 | 185 |
| Huurprijs per dag Loggetta | 4 | 205 | 235 | 265 |
| Huurprijs per dag Loggetta | 6 | 285 | 325 | 370 |
| Extra persoon per dag | 1 | 10 | 15 | 18 |
| Huurprijs per week Melograno | 2 | 850 | 970 | 1100 |
| Huurprijs per week Giuggiolo | 2 | 1000 | 1100 | 1200 |
| Huurprijs per week Giuggiolo | 4 | 1275 | 1450 | 1700 |
| Huurprijs per week Gelso | 4 | 1275 | 1450 | 1700 |
| Huurprijs per week Gelso | 6 | 1750 | 2000 | 2380 |
| Huurprijs per week Loggetta | 2 | 1000 | 1100 | 1200 |
| Huurprijs per week Loggetta | 4 | 1275 | 1450 | 1700 |
| Huurprijs per week Loggetta | 6 | 1750 | 2000 | 2380 |
| Extra persoon per week | 1 | 95 | 110 | 130 |

The prices given are in Euro's
Prices for other periods than mentioned above, please inquire