

VILLA MARA



Farmhouse
7/10 pers.
Swimming pool
Montepulciano 8 km.

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Description:

This very attractive accommodation, once the home of the main farmer on the estate, is situated in the lushly green and wide valley of the Chiana, which stretches out from immediately South of Florence, between Arezzo and Orvieto. This region is most known by its famous wines, e.g the *Vino Nobile* (the noble wine) from Montepulciano, but also by the juicy T-bone steaks from the white cows one spots on the meadows around.

This region, particularly between Montepulciano and Cortona, has been written about ad nauseam in the bestseller "Under The Tuscan Sun" by the American author Francis Mayes. Her beautifully described memories about life and living in Tuscany and her love for a dwelling there, interwoven with a lively interest for Italian gastronomy confirm and confirm again all the enjoyment to be had from a holiday in Tuscany. Mrs. Mayes regularly mentions the fact that "time has stopped" in Cortona and other parts of Tuscany. In case this makes you want to check you will not be disappointed, but there are lots more reasons to chose a holiday in these regions and, in particular, on this estate.

Since the beginning of the 1800's, this estate belonged to the Svetoni family, wine producers from Montepulciano. About 40 years ago, the Svetoni's sold the estate to a Florentine family. The estate is about 100 ha large, 20 ha of which is used for the production of wine. The vineyards have been built on the hills of the estate, at about 300 m. about sea level, thus making them the most productive of Montepulciano and its surroundings. Woodlands and fields

form as it were a quilt, which surrounds this beautiful house.

The house, once the home of the main farmer and his family and inhabited by such until the 70's, exists of 3 buildings. The ground floor was used for storage, whilst the bow-formed spaces served for stabling cattle. All this space has now been transformed into a splendid living with a nice, comfortable kitchen. French windows allow the daylight streaming in. The family lived on the first floor, whilst the living with the large, open fire place was used as kitchen. A door leading to the original outside staircase has been preserved, but an indoor staircase has been added. The second floor and annex – once a shed used for the drying of tobacco – offer the space for the bedrooms and bathrooms, comfortable enough for 9 persons. However, a 10th person can easily be accommodated on a sofa-bed in the annex.

The house, painted in a lovely yellow color with slate-gray shutters is situated in the oldest vineyard of the estate, has been completely renovated a couple of years ago and now is a comfortable accommodation for living all the year round with all modern facilities. The ground floor is light and spacious, and nearly all doors lead to the garden. The massive stone table on the terrace underneath the pergola is a perfect site for wonderful meals *al fresco*. There are a large living, a nice, cosy kitchen and three bedrooms in the main building and in the annex, La Stufa, just as tastefully furnished, there are another, small but cosy living, a small kitchen and 3 beds. The house is particularly suited for families wishing for complete privacy.

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Per una casa bellissima



Children can play in a world of their own; at the back lies an enormous garden with a large lawn, sometimes a bit undulating and surrounded by shrubs. There are two villages in the immediate surroundings, but from the house you can only see a landscape with fields, vineyards and olive groves. There is a swimming pool in the garden and a small building for changing clothes and a loggia.

The house can be reached via an unpaved way, a so-called "strada bianca", of about 400 mtrs. long. The son of the caretaker lives on the estate; his profession is in the security branch and he does some patrolling/watching over the house at nighttime.

Facilities:

Large garden of about 1 ha, covered parking, swimming pool with outside shower and changing facilities, loggia with comfortable chairs, barbecue, telephone/Internet connection (WiFi), oven, 5 cooking elements, washing machine, dish washer, large refrigerator/freezer, Capsule coffee machine, coffee maker, fruit press, micro wave, iron and ironing board, CD-stereo, TV with DVD, two hair dryers, airco in all bedrooms and screens in front of all bedroom windows. Pool towels available. In the house salt, pepper, sugar, olive oil and vinegar has already been provided, even as washing up liquid, a new sponge, dishwasher detergent, soap powder for the washing machine, a soap bar in every bathroom, toilet paper, detergent for the bathrooms. Welcome gift: 2 bottles of wine, 3 bottles of mineral water, bread, salami and tomatoes.

Facilities La Stufa:

Fridge, toaster, filter coffee machine, micro wave, barbecue, iron and ironing board, CD-stereo, hair dryer, fan in the bedroom (no airco).

Possibilities for sports/excursions:

This region is very suited for walking and cycling, especially in the nearby Val d'Orcia, which we think is perhaps the most beautiful part of Tuscany. There are tennis courts in the close-by village of Montepulciano Stazione (about 1 km.), where you can also rent mountain bikes. In case you would want to do some serious trekking, you can make arrangements with a local guide, also in Montepulciano Stazione. Possibilities for interesting daytrips are quite inexhaustible. To begin with, there is Siena, a wonderful, beautiful city with lots of sights and some serious shopping possibilities! The Val d'Orcia has stolen our heart; we were completely content just driving there on country roads, feasting our eyes and occasionally stomachs for refreshments and/or a bit to eat. The town of Pienza, birth place of pope Pius II and since 1996 on the world's list of places of beauty to be protected by the Unesco, should be on the list of "places to visit". Apart from the beauty to be seen, there are also quite a many shops with local products, like absolutely first quality olive oil, wines (of course!) cheeses, jams, honeys etc. Pienza also has gorgeously wrought iron objects. Famous shop: Biagotti. Montichiello, although very small, cannot be excluded. Have a look at the theatre of the poor, the Teatro Povero. And then, in case you like to spoil yourself and your loved ones with linen things: there is a small shop next to the church where one can buy bed spreads, towels etc. made of pure linen. Two wine-towns which deserve your attention: Montepulciano and Montalcino, with lots of cantina's (local wine-houses) where you can taste and buy. Reading: Just in case you would like to learn more about this region, we can recommend "Vanilla Beans and Brodo" by Isabella Dusi, revealing real life in Montalcino, "In the hills of

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Tuscany" by Ferenc Máté and the already mentioned book "Under the Tuscan Sun" by Frances Mayes.

Distances: (approx. kms)

The nearest village is Montepulciano Stazione 1 km, with a supermarket, postal office, bank, butcher and bakery. You will find a list of restaurants in the house. Nearest pharmacy is in the small village of Abbadia, 3 km. Hospital in Montepulciano, 8 km. Pienza 14 km, Cortona 18 km, Chiusi 20 km, Cetona 30 km, San Casciano dei Bagni (Spa since the Romans and before) 35 km, Citta della Pieve 35 km, Arezzo 50 km, Siena 60 km, Orvieto 70 km, Florence 110 km.

Lay-out (400 m², 9/10 persons):

Main building:

Ground floor: Hall with open fire place and comfortable chairs, spacious living with French windows on both sides leading to the garden, dining room/kitchen with table sitting 10 persons and French windows to the garden, toilet, laundry room with washing machine.

First floor: (staircase 19 steps): Living with large open fire place and sat.-TV, double bedroom with en suite bathroom with double basins and bath. This room can also be reached via the outside staircase.

Moreover, a single bedroom, separate bathroom with shower, twin bedroom with en suite bathroom with bath, double bedroom with en-suite bathroom with shower. Terrace with outside furniture and pergola.

Guesthouse La Stufa:

Ground floor Small living with single sofa-bed and, in the living, an entresol with a double bed, small kitchen with 2 burners and refrigerator, bathroom with shower.

N.B. The dependance, La Stufa, is only available in low and mid season, and only if the adjacent 4 bedroom villa is not occupied. Prices available on request. In high season it can only

rented together with Villa Mara.

Particulars:

Minimal rental period 7 nights, from Saturday till Saturday. During the low season, other periods might be possible

Included in the rental price: Usage of water, gas, electricity, bed-, bath- and kitchen linens on a basis of a weekly change, and the final cleaning. Cleaning service 2 hours a day, 5 days a week. If rented for at least 2 weeks, cleaning on Saturday

Not included in the rental price: wood for the open fire place, tourist taxes, usage of telephone and heating (upon usage of € 50,00 – € 100,00 a day). These costs to be paid before leaving

Upon request, there are 2 baby cots and 2 high chairs available without extra costs

Deposit: Upon arrival, a deposit (in cash) of € 400,00 has to be paid

Check-in on the day of arrival between 17.00 – 19.00 hrs. Check out on the day of departure before 10.00 hrs. Arrivals outside the above mentioned time-frame have to be discussed with us

The swimming pool (11 x 5 m) is open from the middle of May till the end of September, depending on the weather conditions

Pets are not allowed

Public transport: Railway station in Chiusi (e.g. to Florence and Rome)

A car is necessary

Extra service: Extra set of towels upon request, extra cleaning € 10,00 per hour, shopping service on arrival (€ 150,00), a cook upon request, also on the day of arrival (you can choose a menu, from € 15,00 p.p., drinks not

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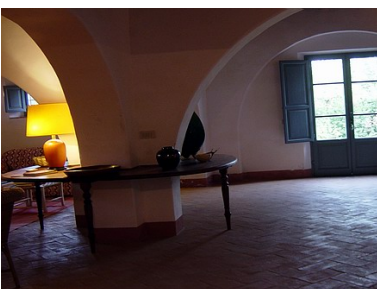
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included), transfers, all kind of massages, wine tasting

The house is supplied with some bottles of wine; at the end of your stay you will be asked to pay for the bottles which you have opened

House rules: these are non smoking houses; please only smoke outside. Please also avoid food in the bedrooms as organic wastes attract insects such as ants





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Price list

	Number of persons	Low season	Mid season	High season
		1/5 – 22/5 25/9 – 30/10	22/5 – 19/6 28/8 – 25/9	19/6 – 28/8
Huurprijs p/w	8/10	4180	4620	5450
Huurprijs p/w	7	3250	3960	4250

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