

IL ROSINO ALTO



Holiday home
6 people
Swimming pool
Lucca 37 kms.

Description:

This lovely converted farmhouse is set in an idyllic position among olive groves and green woods with nice enchanting views. The property is conveniently located at walking distance from Palaia, an ancient hilltop village dating back to the year 1000, nowadays offering all main amenities, and is therefore an ideal oasis for those looking for a fully restful holiday. Despite its unrivalled quiet position, Il Rosino Alto is ideal for touring Tuscany, being half-way between Lucca and Pisa (both at nearly 40 km away), and with Florence and Siena at short driving distance.

The house was built in the second half of the 19th Century and it was recently converted to offer total comfort, with spacious rooms and several windows overlooking the countryside, while maintaining the character of the original structure with traditional Tuscan materials. The interiors have been furnished in an attractively simple country style. The outdoor terrace and the several shaded areas are furnished for lounging and dining, boosting open-air life. The surrounding spacious fenced garden make it perfect for families with children. A large swimming pool has been installed in a panoramic separate area of the garden, offering extensive views on the surrounding hills.

Our conclusion: recently restored farmhouse, conveniently located at walking distance to a village. Magnificent views.

Lay-out (6 pers.):

Ground floor: entrance, sitting room with fireplace, large kitchen with dining area and fireplace

opening onto a veranda furnished for outdoor eating, pantry, bathroom (shower only).

First floor: master bedroom, twin bedroom, double bedroom, bathroom (shower only), guest bathroom.

Included in the rental price:

Maid service is included 4 hours a week.

Facilities:

Swimming pool, Internet connection (WiFi or Modem 3G), fireplace, fenced garden, washing machine.

Distances: (approx. kms)

Palaia (nearest village) 0,7 kms,
Lucca 37 kms, Pisa (nearest airport) 37 kms, Florence 60 kms, Siena 70 kms.

Particulars:

Minimum rental period 7 nights. The rental period always is from Saturday till Saturday. During the low-season other periods may be possible

Included in the rental price: The usage of bed-, kitchen- and table linens on a basis of a weekly change, final cleaning and where applicable maid service

Not included in the rental price: tourist taxes and costs for heating. Payment directly on the spot

Most villas will provide bath-/beach linens; please inform on the moment of booking

The swimming pool (10 x 5,5 m) is in general opened from 1/6 – 28/9. Outside this period, please enquire upon booking if the pool can be opened

Upon arrival, a deposit of € 500,00 is required. In case the accommodation

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disposes of a telephone with an outgoing line, an extra deposit of € 250,00 is also required. Both amounts to be paid in cash

Check-in on the day of arrival between 16.00–19.00 hrs. Check out on the day of departure before 10.00 hrs. For check-in after 8 p.m a fee of € 50,00 is required and after 10 p.m the fee is € 100,00. Any late arrival has to be agreed in advance



Many villas are situated in rural surroundings, sometimes only to be reached via a so-called "strada bianca", an unpaved road. Please enquire prior to booking if the accommodation of your choice can be reached by car



In most cases, pets are not allowed so in case your booking depends on whether or not you can take a pet along, please enquire beforehand. If permission is granted, an extra deposit will be applicable

We recommend you to effect a cancellation insurance



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Price list

	Number of persons	Low season	Mid season	High season
		4/1 - 4/4 18/4 - 30/5 26/9 - 19/12	4/4 - 18/4 30/5 - 4/7 29/8 - 26/9 19/12 - 9/1/2021	2/7 - 29/8
Huurprijs p/w	6	1810	2440	2920

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