



Ref: 11 Villa Dei Fiori

FLORENCE

DESCRIPTION

Villa De' Fiori is a detached villa with private pool that can comfortably accommodate up to 14 people. Villa de' Fiori is located in the green heart of Tuscany a few steps from Pistoia, easy to reach thanks to the A11 motorway exit. The villa is about 50 km from the historic center of Lucca and Florence, and only 60 km from Pisa, making it a perfect place for daily visits and tours. Villa De' Fiori is a relaxing oasis surrounded by greenery. At the front is a beautiful garden, shaded by tall trees. The villa dates back to the mid-1600s and the first historical memory of the property belonged to the Pacchiani family. **INTERIOR:** The villa is spread over two floors above ground. The main entrance opens onto the living room. History says that during the Second World War this living room was turned into a kind of infirmary, where the wounded soldiers were housed. Next to the living room there is the study where guests can easily find a place ideal for working, a room dedicated to the card games, another living room with fireplace and dining table with access to the outside. The large kitchen also has a large fireplace and wood-burning oven, ideal for pizza parties! The kitchen is equipped with all necessary facilities such as dishwasher, oven, cutting machines. From the kitchen there is access to the laundry room. Also on the ground floor there are two toilets. Via a stone staircase of 17 steps, the guest finds the sleeping area consisting of 3 double bedrooms, 2 with ensuite bathrooms with shower and one with bath and shower, one bedroom with two single beds (beds can be joined) with ensuite bathroom with bathtub, one with bathtub and shower. double bedroom with separate bathroom with shower, a quadruple room with ensuite bathroom with shower. The living room on the first floor takes us back to the past, during the Second World War it became the temporary headquarters of the "Bank of Pistoia". **OUTSIDE:** To delimit the garden there is a gate, the original main entrance of the Villa, where there is a special bell, which seems to have been identified as the oldest of Pistoia. Past the gate you come to the playground, equipped for our younger guests, and the swimming pool, the point of greatest interest in the summer. The pool is equipped with sunbeds and umbrellas. The swimming pool, which is approximately 30 meters from the villa, has a chlorine purification system and has a fixed depth of 1.40 metres. The rectangular pool measures approximately 7 x 11 metres. A shaded gazebo with tables and chairs is set up on the adjacent lawn to allow guests to spend whole days in the pool, opting for our bar service with light lunches. **Layout** Entrance, living room, study, another living room, kitchen, 2 toilets; **First floor:** three double bedrooms, two with en-suite bathroom, bedroom with two single beds and en-suite bathroom, bedroom, bathroom, a 4-person bedroom with en-suite bathroom, living room. **Design** Air conditioning, dishwasher, washing machine, blender, coffee maker, grill, oven, microwave, toaster, fridge-freezer, TV. **Exterior** Private pool, garden, sunbeds, terraces, dining table + chairs, grass, parking. **Location** Pistoia - Tuscany - Italy **Distances** - Access road: paved

road. - Airports: Florence 36 km, Pisa 81 km, Bologna 117 km, Milan 368 km, Rome 343 km - Shops: Le Fornaci 2.8 km - Restaurants: 3.5 km - Pistoia: 7 km - Lamporecchio 23 km - Vinci 28 km - San Miniato 42 km - Florence 47 km - Lucca 49.5 km - Abetone 53 km - Barberino di Mugello 56 km - Pisa 70 km - Versilia and Forte dei Marmi 80 km - San Gimignano 90 km - Carrara 100 km (Marble Tour) - Siena 109 km - Tyrrhenian Sea 70 km

ATTRACTIONS FOR CHILDREN: - Pinocchio Park of Collodi 36 km - Pizzorne Adventure Park 48 km - Apua Adventure Park 92 km

GOLF AND TENNIS CLUB - Golf Club Montecatini 21 km - Tirrenia Cosmopolitan Golf Club 86 km - Forte dei Marmi Golf Club 80 km - Tennis club Forte dei Marmi 79 km - DODO tennis club 47 km

SPA - Grotta Giusti 23 km - Porretta Terme 37 km - San Giuliano Terme 58 km

view Garden, hills.

Comments Price included: - Fully cleaned house with bed linen and towels - Utilities (water, gas for use in the kitchen) - Wi-Fi internet

Not included in the price, to be paid in cash on site: - Electricity: according to consumption - Heating: according to consumption - Final cleaning: 250 Euro - Presence of animals: 10 euros per day - Possible tourist tax related to the new legislation (depending on the community, details on arrival from the owner). - Deposit of € 1000, - to be paid on site

Local Policies Rental prices include linen (changed weekly), first cleaning, gas for cooking and hot water. Heating is charged extra based on usage or flat fee. Tourist tax is not included in the rental price. Arrival time is generally between 4pm and 7pm (after 8pm a fee of €50 is required and after 10pm the fee is €100. Any late arrival must be arranged in advance). Swimming pools are generally open from May 26 to October 1. Other dates must be checked with us before booking.

General

Type of Property: **Detached house / Villa** m2: **400**
m2 plot: **0** Distance from the beach: **70 km (Viareggio)**
Year of construction: Type of pool: **Private**
Views: **View of fields**

Characteristics

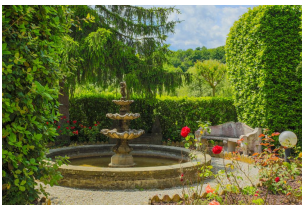
Number of rooms: **6** Toilets: **2** Bathrooms with bathtub: **2**
Bathrooms with shower: **4** Double beds: **5** Single beds: **4**
Bunk beds: **0** Cribs: **1** Sofa beds: **0**
Type of kitchen:

Other Features

Balcony Terrace Garden
Parking

Equipment

typology_id Air Conditioning basic_elements
Kitchen equipment Kettle Dishwasher
Oven Microwave Coffee maker
Refrigerator Washing Machine Iron
TV Internet Free Wifi
BBQ Garden furniture Garden and outdoor furniture
Deckchair Toaster hair_dryer



Season	Price	Minimum stay
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