

# Villa Roser

**Region:** ITALY

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 3



## Overview

A traditional Tuscan farmhouse with a contemporary twist, close to Florence, Lucca, San Gimignano and Cinque Terre.

## Description

A traditional Tuscan farmhouse with a contemporary twist, close to Florence, Lucca, San Gimignano and Cinque Terre.

A 200 square metres traditional Tuscan farmhouse with a contemporary-glam twist. Inside, colourful patterns and designer furnishings will surely spark a conversation or two during dinner parties while exposed-wood beams and wood-burning fireplaces continue the luxurious traditional style.

Outside, its like taking a step back in time: 3 acres of grounds to call your own. Catch up some reading beneath shady pergolas or work on your tan by the swimming pool. In the afternoon, fire up the pizza oven and grill something fresh from a local market. At dinner, the fully-equipped kitchen is sure to inspire your inner chef. Or, you could bring in a private chef to create a menu of delicious Italian cuisine. After dinner, take a bottle of wine out and sit on the pool edge while the sun sets over the rolling hills.

This region of Tuscany offers countless opportunities to experience the long and diverse local history, starting from the bespoke Lucca, with the best preserved Amphitheatre in the Roman world, to Pisa, San Miniato and Montecatini Terme all between a 20 to a 30 mins drive away. Florence, San Gimignano, and Cinque Terre - five mirage-like villages built on a series of shores, also makes a fabulous historical site to visit during your stay- are all approx a 1 hour drive away. Pistoia, Volterra, Siena, Bolgheri, Viareggio, Forte dei Marmi, Garfagnana, Valdinievole and the Versilia Coast are all in an endless distance.

### **Accommodation:**

#### **Ground Floor:**

Kitchen with wood-fired pizza oven, dining room, living room with fireplace, bathroom, storage/laundry room.

#### **First**

#### **floor:**

2 master bedrooms and 1 bathroom

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## **Lower**

### **Ground Floor:**

Twin bedroom with ensuite bathroom, SPA room with jacuzzi and shower.

Covered

shaded Parking inside the property. Private entrance.

Swimming pool 16 x 5,5 meters (1,3 to 2 meters depth. )

The owners live in the main

detached villa in the same estate but with a separate car access and separate parking.

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## Layout

ACCOMMODATION

**Entry level (middle floor):**

Stairs leading to upper and lower floors.

**Upper floor:**

Bedroom 1: Double size bed, bathroom, door to private balcony, views.

Bedroom 2: Double size bed, bathroom.

Large living/ dining area, TV, large windows, views.

Open plan kitchen.

**Lower ground floor:**

Bedroom 3: Double bedroom, ensuite bathroom, independent entrance.

**Grounds:**

Large terraced grounds planted with Mediterranean plants.

Large gazebo on middle level with outdoor dining facilities,

BBQ and sea views. Private pool (Roman steps),

sunbathing area, sea views. Outdoor living areas scattered

among the pine trees. Parking area.

## More Info

## Features

- Aircon
- WiFi Internet
- Private Pool

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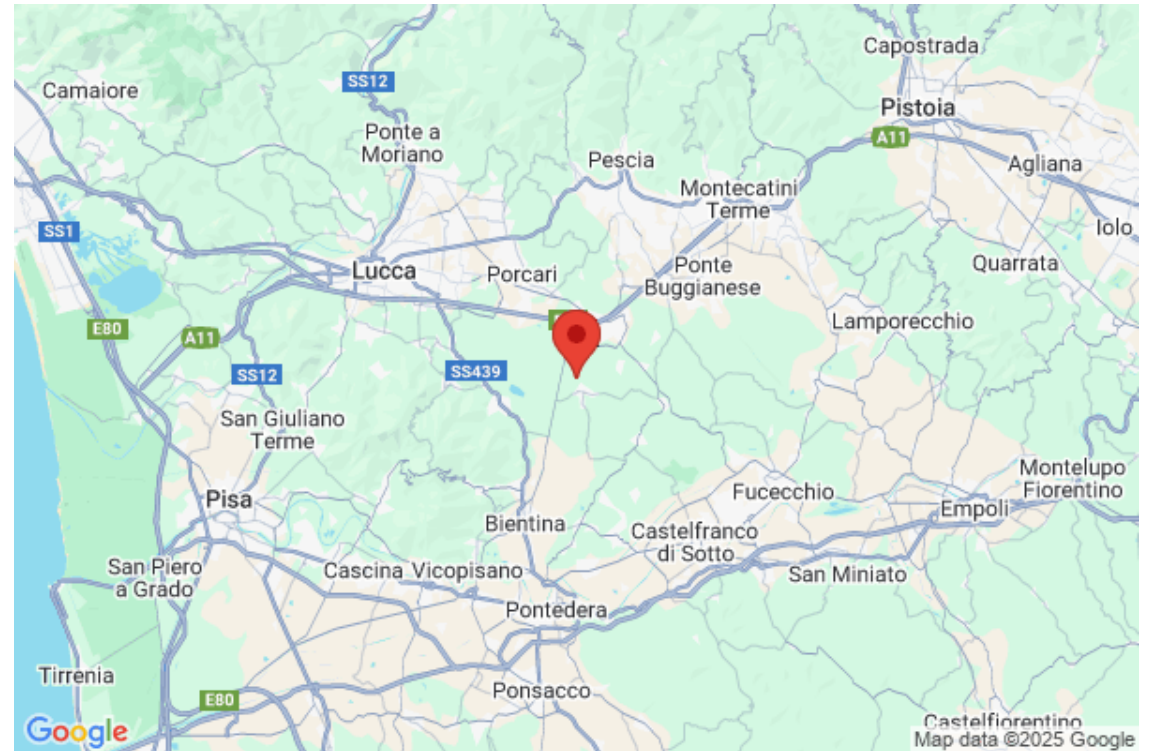
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## Location

### DISTANCES

Airport (Catania) 50 km.  
Airport (Comiso) 125 km.  
Railway station (Giarre-Riposto) 8 km.  
Sandy beach 8 km.  
Rocky beach 12 km.  
Delicatessen 3 km.  
Restaurant 4 km.  
Shops, banks, restaurants (Mascali) 6 km.  
Weekly market (Giarre) - Thursday 8 km.  
Fashion Outlet (Agira) 100 km.  
Golf (Castiglione di Sicilia) 20 km.  
Tennis court 5 km.  
Horse riding 30 km.  
Diving (Giardini Naxos) 18 km.  
Harbour (Riposto) 10 km.  
Etna (Linguaglossa) 18 km.  
Taormina 24 km.  
Catania 36 km.  
Syracuse 100 km.



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## Photos



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