



*Guests can really  
sample the true  
'taste' of Tuscany*

## Villa delle Rose

*Palazzuolo, Nr Tavarnelle, Val di Pesa, Tuscany*

An enchanting and characterful home in the Val di Pesa with wonderful owners, extensive mature gardens – the perfect, luxurious Tuscan destination for friends and family.

Set amidst the hills of Chianti not far from Florence is glorious Villa delle Rose nestled in the 1000 year old hamlet of Palazzuolo. Once the property of the aristocratic Sernigi family, Villa delle Rose is now the much loved home of its present owners who purchased the property in the 50s and have since lovingly restored it to a very high standard whilst maintaining its original features such as the traditional terracotta tiles, wonderful classical Tuscan arches and beamed ceilings. Cleverly and stylishly furnished in keeping with such a glorious old property, Villa delle Rose has a wonderful feeling of light and space and two or three families or a bunch of friends will love the atmosphere and character of this gorgeous home.

A well equipped kitchen with breakfast table leads to the dining room with amazing 4.5metres long table and antique sideboards. Beyond the impressive entrance hall are steps down to the wine cellar equipped with excellent red wine and olive oil from the property! Up a few steps from the hall there is even a small office where guests can make use of internet and other such facilities and in

addition to a double/twin bedroom with garden views there is a relatively simple twin bedroom with shower room ideal for children or maybe a nanny.

Upstairs are two stunning sitting rooms linked by a classic Tuscan arch and from the large panoramic windows one can enjoy impressive views to the pretty garden, the cypress lined drive and the rolling hills beyond. There is an original fireplace with original coat of arms of the Sernigi family in one of the sitting rooms, each of which is tastefully furnished with large white sofas, beautiful antiques and paintings. On this level are five spacious and pretty bedrooms each with en suite bathrooms providing clients with ample space and luxury in which to relax with ease and in total comfort.

Outside, the garden is a joy with all manner of plants and flowers including numerous climbing roses, olive trees, broom and much more and there are even hammocks set between the trees in the little wood beyond. A charming courtyard with vine covered gazebo outside the kitchen and dining room provides a

wonderful shaded spot for dining al fresco with seating for up to 20 people and guests can make the most of the fabulous cook service available should they wish. The charming and really friendly owners live next door but are not at all intrusive and are in fact a huge bonus in adding to guests thorough enjoyment of the property and the location. They can give tips about all manner of things and even provide a delicious arrival dinner for clients as a welcome to Villa delle Rose.

Nearby there is no limit to the wonderful places one can visit including Siena, Florence, San Gimignano and for the more energetic there is a tennis court close to the villa and numerous golf courses not far away as well as some stunning walking and bicycle tracks. Villa delle Rose is a really special addition to Merrion's portfolio where guests can really sample the true 'taste' of Tuscany.

## Information

**Sleeps: 13/14**

### Service:

- Daily maid service 2 hours ( except Sundays & festivities)
- Arrival dinner
- Cook service & shopping available on request

### Accommodation:

Ground Floor:

- Entrance Hall
- Dining room
- Kitchen
- Twin/Double bedroom with bathroom en suite
- Simple Twin bedroom (more suitable for children/teenagers) with shower room en suite

First Floor:

- Large Sitting room
- Three double bedrooms each with shower room en suite
- Twin/Double bedroom with shower room en suite
- Single bedroom (extra single bed can be provided to make twin bedroom) with shower room en suite

### Facilities:

- Private pool 15m x 7m (fenced)
- Air conditioning (included in rental price)
- Tennis court (clay) within walking distance of the villa
- Pool room
- Small theatre in the woods of the villa where guests can enjoy concerts
- Dishwasher and washing machine
- Dryer
- Microwave
- Ceiling fans (all bedrooms on the first floor)
- PC with Internet Access
- Free WIFI
- Telephone
- Satellite TV with DVD
- Hi-Fi
- Cot
- High chair



# Merrion Charles

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## Places of Interest & Amenities:

- Tavarnelle with shops & bars etc 1.5kms
- San Gimignano 25 kms
- Florence 30 kms
- Siena 40 kms
- Pisa 107 kms
- Tennis 800 metres
- 7 Golf courses in the vicinity (30-60mins)

## Airports:

- Florence 30 kms
- Pisa 107 kms
- Bologna 130 kms

