

Fact Sheet **Il Poderaccio**

Description:

Just north of Siena is a family run property, growing wheat, olives and grapes using organic farming methods. Lisa Rava has a love of animals reflected in the dogs, horses and other animals on the property.

The property has 360 degree views of the surrounding countryside. The views are to the Chianti hills, which are covered in vineyards. The property dates from the 15th century but has been restored to modern standards, in kitchen and bathrooms, while maintaining the traditional cotta floor and traditional furniture.

The property is a little off the main road so has a quiet and peaceful atmosphere with pretty gardens and outdoor areas to enjoy.



Il Poderaccio has a large pool for guest use, a garden, an enclosed park with exotic botanical plants, a bocce ball court and a children's swing set and sliding board. Pots of lemon trees and roses are perched everywhere, while vines climb prettily on the ancient stone walls. There is a bus stop to Siena at the bottom of the lane.

The apartments are nicely furnished for holiday use with a mixture of sturdy local crafted furniture and some antiques. A coin telephone is available for guests to use. Bicycles can be hired on the spot.

Il Poderaccio particularly suits travellers wanting to experience a real family property Italian style. It has a relaxed atmosphere, is comfortable and attractive rather than sophisticated.

Amenities:

We are offering five apartments recently restored in the same property. They are on the edge of Siena, 5 km from the town centre. There is a large swimming pool (18 x 6 Mt.) shared with the owners and other guests; shared use of all the garden and use of "Italian bowling alley" (bocce ball), Ping-Pong, other children toys.

The apartments are pleasantly furnished for holiday use. In all the apartments there is the possibility to have a cot for children under 2. This is a working farm with many animals (horses, dogs, a few ducks). We sell white and red wine "Brunaccio", a special red wine, and an excellent biological extra virgin olive oil, vinegar and Grappa.

It is possible to go horse-trekking around the countryside of Tuscany, with a good guide working in a partner club. This is only for riders with some experience.

Apartments - Descriptions

GAIA (Sleeps 4+2) Splendid views over the hills can be enjoyed from the windows, however the apartment faces south/southeast. Gaia is handicap accessible being on the ground floor and having wide doors for wheelchairs and special bathroom fixtures. There are two bedrooms-a double and a twin-bedded room. Entry is into a great room which encompasses the living room/dining room and kitchen: there is a wonderful Tuscan **fireplace** for the cooler months. There is a double convertible sofa in this area. The bathroom has a shower, bidet and sink, adapted for handicap use. Dishwasher. Washing machine. Outdoor area

ANNAROSA This large first floor apartment has 3 bedrooms, one paired twins, the second a single and the third a large double bedded room. The entrance hall/living room has a double sofa-bed. A large curved Tuscan window overlooks the garden from the dining area. The kitchen has a stainless steel professional gas stove, a dishwasher and washing machine, full fridge and plenty of utensils. It is quite suitable for the modern cook, yet has preserved the charm of the region. There are two tiled bathrooms, both with sink, bidet and WC, one has a tub with overhead shower and the other a built in shower unit. A reserved bower.



LISA This apartment is entered down steps to a living/dining room with **fireplace**, exposed beams, and steps to a small terrace for private use. There is one double sofa-bed in the living area. A large open loft above has a double bed and overlooks the living room. There are steps to a bathroom/WC and utility room with washing machine. Down steps to a modern kitchen with splendid views to the hills. Open slat stairway makes this unit unsuitable for children or the elderly. This may suit a honeymoon couple especially in winter.

POZZO Situated at the end of the driveway entrance, Pozzo has a pretty raised private terrace in front of entry door. The ground floor apartment has two bedrooms: one a single and the second a double. There is a sitting/dining room and a nice kitchen with dishwasher. Bathroom has shower, WC, washing machine.



ORTENSIA On the first floor near Annarosa, this nice apartment has two double bedrooms, one eat-in kitchen seating four, with a pretty view and a private sitting room with a double sofa-bed. The tiled built in shower room as a bidet, WC and sink. Washing machine in kitchen. Available all year.

Comments from travellers:

Good comments from users who are looking for a relaxed family style environment especially in the summer. Kids enjoy the animals and the open gardens and the pool area.

Couples enjoy the romance in winter of fireplaces and the private outdoor area in the summer.

Pretty gardens. Lovely views. Comfortable accommodation and friendly staff.

Prices: Prices are updated annually on the Villas Rate sheet on the webpage. In order to keep prices as low as possible these prices are a guide only and subject to changes in the exchange rate.

Please check current prices by contacting Villas Italy.

info@villasitaly.com.au

Il Poderaccio				All months not listed	Easter, Sep & Christmas	Jun, & Jul	Aug
Apartment	Sleeps	Bathroom	Bedrooms	Low	Medium	High	
Lisa	2	1	1 Loft				
Gaia	4	1	2				
Pozzo	3	1	2				
Annarosa	5	2	3				
Ortensia	4	1	2				

Anna-Rosa, Pozzo and Ortensia can be booked all year but summer bookings will only be taken after May 1. Lisa and Gaia can be booked all year at any time. Anna Rosa and Ortensia are suitable for combining for larger groups.

Booking Conditions:

The prices include cleaning and linens, are valid for a week (from Saturday to Saturday). All apartments have the central heating (you pay if you use, Euro 3,00 for 1 m³), so the apartments are available all the year.

Deposits are non-refundable and there are high penalties for cancellation so insurance is highly recommended.

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