

Casa Annamaria

Casanuova di Ama, Tuscany



Casa Annamaria is a 15th century stone villa nestled in the charming village of Casanuova di Ama in the heart of Chianti between Florence and Siena. The villa sits "*under the Tuscan sun*" surrounded by the picturesque beauty of rolling hills of olive groves and Chianti vineyards.

Casa Annamaria is a comfortable fully equipped villa laid out on two floors with 3 bedrooms and 3 full bathrooms. The Villa is warmly furnished with a mix of traditional Tuscan furniture and overstuffed couches and chairs that complement the terra cotta floors and beamed ceilings. Casa Annamaria is ideal for family vacations and sleeps 6 comfortably.

You enter the Villa into a cozy lounge with television and a DVD player from which you pass through an arch into the kitchen and dining area. The kitchen is fully equipped with fridge/freezer, oven, gas hobs, a large variety of cookware and glassware, a selection of utensils, a dishwasher and an Italian and American coffee maker. There is also a traditional fireplace in the kitchen. An external door leads from the kitchen out to the back of the villa and down to the pool area.

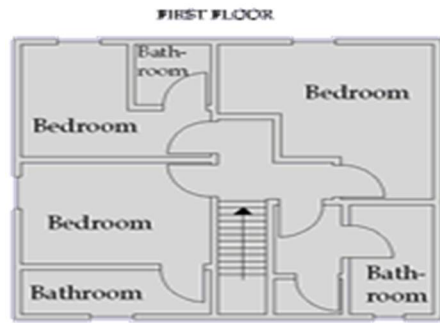
The pool, which is shared with the guests of two other properties, is surrounded by a large stone patio with spectacular views over the surrounding olive groves, vineyards and rolling hillsides. The poolside has a selection of tables, chairs, sun loungers and umbrellas and guests can enjoy dining "*al fresco*" and watching Tuscan sunsets. The pool is open from May until the end of September.

From the lounge there are stairs leading to the first floor. There is also a double internal door that leads to the neighboring villa, Casa Laura; it is left unlocked only if you rent both properties. The layout of this intercommunicating doorway has been well planned so that you have total privacy and are not disturbed by your neighbors.

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The first floor consists of 3 bedrooms, each with its own bathroom. There are two double rooms with queen beds and one twin room with two single beds. Two of the rooms overlook the pool area with views down the valley and onto the vine covered hills beyond. The bathrooms all have showers.



House Features

135 sqm indoor living space
 3 Bedrooms
 3 Bathrooms
 Pool --- 6 x 12meters (shared)
 Outdoor terrace and eating area
 Parking --- 3 cars beside the villa

House Facilities

Dishwasher	Iron and Board
DVD player (Euro)	Television
Fans	Washing Machine
Fire place (open)	WIFI Connectivity
Fully equipped kitchen	
Hairdryers	

Rates and Conditions

Casa Annamaria	Low Season	Medium Season	High Season
6 Guests	US \$1500	US \$2000	US \$2500

Rates are weekly (Saturday to Saturday) and for 6 people and not per person. Rates are subject to change and are confirmed only at time of booking. All bookings are subject to a cancellation policy and require a security deposit. Bookings are subject to availability and are confirmed upon receipt of first payment and a signed Rental Agreement.

Included in price: Final cleaning, taxes, electricity, water.

Not included in price: Heating will be charged depending on consumption. A Tourist Tax of 1.50 Euro per person, per night applies for the first 7 nights.

Seasons

High: June, July & August
 Medium: April, May, Sept. & Oct.
 Low: All other months

Arrival and Departure

Rental Week: Saturday to Saturday
 Check---In: From 4:00---7:00 pm Check-
 --Out: Before 10:00 am

Payment Terms

30 % Advance: On Booking
 Balance: 30 days prior to Arrival

No Smoking Property

No Pets Allowed

Onsite Private Parking

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Exploring Tuscany

Casanuova di Ama in the heart of Chianti is an excellent base from which to explore Tuscany, without having to stay in the busier and often more “*touristy*” bigger towns. Furthermore, Casanuova di Ama offers easy access to some of the best gastronomy and wines in Italy, making Casa Annamaria a perfect villa for those who are interested in exploring the rich eno--gastronomic culture of Tuscany. All of this, of course, is in addition to having the peaceful beauty of the rolling Tuscan hills at your doorstep.

Apart from the charming small Chianti towns (Gaiole, Greve, Radda, Castellina) all within 5--15 minutes drive, we highly recommend visiting the following Tuscan cities in the surrounding areas, all of which can be easily reached by car:

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|---------------------------|------------------------|-------------------|
| - Siena - 25 mins | - Cortona - 75 mins | - Pisa - 90 mins |
| - San Gimignano - 30 mins | - Pienza - 80 mins | - Lucca - 90 mins |
| - Florence - 50 mins | - Montalcino - 80 mins | |



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