

## Information for Visitors to Romito -

## Summary

### Description:

A self catering, weekly serviced converted 250 year-old stone farmhouse: accommodates 10/12. Central courtyard, pergolas, terraces, swimming pool, olive grove and vineyard, panoramic views; total rural Tuscan retreat.

Externally the extensive grounds have been landscaped with pergolas and terraces, pencil cypresses, shaded lime and mulberry trees, wild roses, lavender, rosemary, thyme and sage.

All to exploit the spectacular views to the south and west; whilst a 350 tree olive grove provides enclosure to the east.

Romito is fully converted for BoHo rustic comfort. It is a "lived in" experience. Floor/wall coverings, furniture, houseware, , books, and music have been collected by the occupants. If an anonymous antiseptic hostelry is your need, Romito is not for you.

### Location:

Romito is located in southern Chianti, Tuscany. It is just over one hour's drive to Florence to the north. Significant adjacent towns are Siena to the west and Arezzo to the east. The house is 2.6 km drive along a sometimes rough gravel estate road, leading off a section of the SS73 main Siena/Arezzo road. It is about 30 mins drive from Siena and 20 mins drive from Monte San Savino, which is a further 20mins from Arezzo. More particularly Monte San Savino is an important exit from the Autostrada Del Sole (A1) which connects to Florence to the North and Rome to the South.

Local towns are Palazzuolo, Rapolano Terme, Castelnuova Berardenga, Lucinagiano - all within half hour drive. Further historic towns no more than one hour's drive are Cortona, Perugia, Assisi, Montipulciano, Pienza, Montalcino, San Giaminagno - all these destinations have Medieval and Renaissance delights well worth a visit.

### Swimming Pool:

12m x 6m mosaic-lined with wide white travertine surround, set amongst olive trees secluded about 50m from the house; pool furniture and loungers; shade from olive trees and pergolas.

### Ground Floor:

Front door off car parking area, leads to hall with cloak facilities and stair to upper levels. To the right is a Living Room with wood fire; bar unit in adjoining lobby leading to the courtyard. On the left through a large arch is the dining room with refectory-style dining table with sideboard and upright piano. Through another arch there is the modern kitchen with central marble table, full length benches with marble inserts, oven, grill and gas rings one side and double stainless steel sinks and dishwasher other side; fitted storage. A final arch leads to the sun room with small circular table and lounge furniture; full height storage units incorporate the refrigerator, open shelving and pantry storage with lock-up security box. These spaces are grouped around the internal courtyard and also open to external terraces with pergolas and vines, all available for *al fresco* eating and drinking. Across the courtyard the pig sty has been converted into an open-sided loggio - available for shaded relaxation in summer and storage in winter. A wood-fired pizza oven and laundry facilities complete the enclosure of the courtyard.

### First Floor:

Accessed by internal and the original external stone stairs. The traditional central living space, with large open fire has been fully restored with lounge furniture and satellite TV and DVD facilities; a work desk (with access for internet connection) and storage unit is also

provided. This space leads to five double bedrooms served by two bathrooms; the master bedroom is en suite and can be reached by a separate external stone stair; the second bedroom is off the central space and commands spectacular views; the third bedroom is off the stair and connecting corridor; a fourth bedroom is immediately adjacent to the 2<sup>nd</sup> bathroom; the fifth is in the old pigeon loft above. All bedrooms have hand basins. Bathrooms are completely modernized, each with full length bath, shower over, basin and WC (one also has bidet); all fully tiled.

Services:

Electricity is on mains with a limit of 6.0 kw - normally ample for year-round use. Gas is from external tank and serves central heating, hot water boiler and cooking rings. Water is from artesian well and, subject to prudent summer use, has always been dependable and is excellent for drinking.

Equipment, fittings, furniture:

Ample provision has been made for up to twelve people. Additional convertible couches are provided downstairs to complete sleeping for twelve. Two sets of sheets, pillow cases and towels are provided. (Towels are not to be taken to the pool - swimmers should bring their own towels.) Two washing machines are provided for private laundry requirements. Most beds have mesh nets over for those susceptible to insects, but this is not normally a problem. Blankets are available but are not generally required in the summer. Telephone and internet connection is available, but visitors are urged to bring their own mobile phones and computers. It is assumed that visitors will be prudent with the houses' telecommunication equipment, which is provided with the rent.

Caretaker:

The caretaker's team comes every Saturday to clean the house and every fortnight will change the bed linen. On Saturdays when there is to be a change of occupants, departing tenants are requested to LEAVE BY 1000hrs and new tenants to ARRIVE AFTER 1600hrs to allow the team to prepare for the next arrival. Visitors are required to remove all rubbish (incl empty bottles) on a regular basis and ensure all receptacles are empty at departure. Bins are provided by the council along the roadways. The external areas are also kept tidy on a weekly basis, and the swimming pool will be checked weekly; generally the pool operation is automatic, but it would be appreciated if visitors check the pool surface on a daily basis. Although the main part of the garden is automatically irrigated, in high summer we would also be grateful for brief daily watering of courtyard trees and shrubs.

Insurance:

All visitors are advised to consider insurance needs in relation to travel, accident, medical and personal cover; the owner, Topmost Consultants Ltd, can not accept liability for any accident, injury, loss or damage sustained by visitors.

Payment:

50% of the total rental is payable as deposit on acceptance of booking. The remaining rental will be paid no later than two months before the let. Each payment will be made in Euros by banker's remittance to a bank account to be notified in Italy. If the booking is cancelled at any time, the net proceeds of a re-let, if available, will be refunded, up to a maximum of 80% of the total already paid.

Further Information:

These notes are supplemented by the attached images which illustrate the character of Romito. A location map is also attached. Further enquiries can be made via email

to [ann.seddon@gmail.com](mailto:ann.seddon@gmail.com); or phone in Italy: +39 0577 724 284. Detailed instructions will be provided after receipt of final payment.

Available ..... Prices .....

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