



## Villa Ferranesi

*nr San Giovanni d'Asso, Tuscany*

With exceptional 360 degree views of the surrounding Tuscan countryside, top-of-the-range design and décor, expansive spaces, total privacy, and an enviable location amidst the Crete Senesi, Villa Ferranesi offers a unique venue for multi-generational family gatherings and celebrations.

Once an 18th century farmhouse, Villa Ferranesi has been meticulously and elegantly restored over many years by its notable architect owner into an elegant and contemporary home where nothing has been left wanting. Impressive original oak beams, pietrasanta floor tiles, high ceilings, natural colours, and extremely tasteful interiors - where the owner has cleverly combined old with modern - make Villa Ferranesi the ideal venue for holidays at any time of the year.

From the enchanting and characterful cortile, one enters the villa through two large and impressive doors into the spacious and stunning living areas, with views stretching out through massive glass doors to the Tuscan countryside. To one side is the fabulous dining area with a long wooden table, open fireplace, and contemporary lighting, while to the other side is the equally spacious living area with top quality sofas, books, and rugs. Light abounds, creating a real

sense of tranquility and relaxation. Doors open from the living area to a charming covered al fresco dining area, whilst the indoor dining area leads to the state-of-the-art kitchen with everything any keen cook could wish for. Doors from here open to another outdoor dining area, ideal for breakfast. A cosy sitting room/ library with television provides yet another venue for relaxation and is perfect for stays during the cooler winter months.

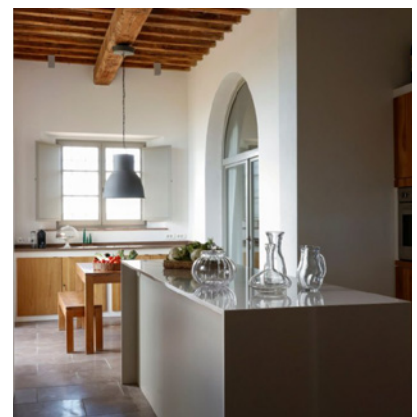
Two spectacular staircases lead up to the sleeping areas of the main villa. All five bedrooms are spacious, with gorgeous bathrooms (some with both bath and walk-in shower) and stunning views in all directions. Only the most luxurious, high- end products have been incorporated, including top quality linen and bathroom fittings. Colours upstairs are relaxing and in keeping with the original style while the oak flooring provides warmth and texture.

A charming guesthouse sleeping five people is situated on one side of the courtyard and benefits from its own private garden and access to the pool. With ground level access and a large walk-in shower, the guesthouse is ideal for anyone requiring wheelchair access. With its own kitchen, sitting room, and en suite bedrooms, the guesthouse is perfect for an additional family unit. On the other side of the courtyard are two



independent apartments enjoying exceptional views of Monte Amiata and offering further comfortable and spacious accommodation.

The pool area is glorious, and guests can enjoy long, lazy days soaking in the far-reaching views from the large infinity pool with its adjacent pool house and yet another enticing al fresco dining area for leisurely lunches or evening aperitivos. There





is wide choice of inviting corners in which to sit and read, unwind beneath the Tuscan sun, or gather together for convivial conversations and delicious Tuscan dining.

Villa Ferranesi is a rare find for anyone looking for a large, top-quality villa in the heart of Tuscany. With so many special places to visit on one's doorstep, there is certainly plenty of choice for guests



wishing to explore when not simply congregating together at Villa Ferranesi. As a fabulous wedding venue, Ferranesi is highly sought after for all kinds of celebrations..

I am delighted and honoured to include Villa Ferranesi within my handpicked villa portfolio.







A fabulous villa in  
an outstanding  
area of natural  
beauty.







# Information

## Sleeps

• 24

## Service:

- Daily maid service and breakfast, pool cleaning/gardener
- Cook on request

## Accommodation

### Main House:

- Huge living/dining room with fireplace
- Kitchen
- Sitting room with TV and fireplace
- Guest cloakroom
- Laundry

### Upstairs:

- Master bedroom en suite with bath and walk-in shower
- Double bedroom with en suite shower room
- Independent studio with double en suite shower room, kitchenette, terrace, and steps down to the courtyard

### Second staircase upstairs:

- Double bedroom with en suite shower room
- Double bedroom with en suite bathroom (bath and shower)

### Lower ground floor:

- Wine cellar

### Guest house (off the courtyard):

- Double bedroom with en suite bathroom (bath and large walk-in shower suitable for wheelchair users)
- Sitting room
- Kitchen
- Doors onto the private garden
- Suite comprising:  
Double bedroom, Two shower rooms, Single bedroom, Mezzanine area

### Apartment Il Postino:

- Sitting room with small kitchen
- Two double bedrooms and bathrooms
- Covered terrace with views of Monte Amiata

### First-floor guest apartment La Dolce Vita:

- Sitting room with small kitchen
- Two double bedrooms and bathrooms
- Covered terrace with views of Monte Amiata

## Facilities:

- All double bedrooms can be made up as twins
- TV
- Wi-Fi
- Private infinity pool 15m x 7m,
- Pool house with kitchen, dining room, bathroom, Coffee machine, Fireplace, underground garage
- Wine cellar
- Mosquito screens

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**Local Information:**

- San Giovanni d'Asso 5 mins
- Chiusura (two good restaurants, 5 mins)
- Shops, bars and restaurants in Buonconvento 30 mins
- Asciano 20 mins
- Montalcino
- Siena 30 mins
- Montepulciano
- Pienza
- San Galgano
- Arezzo
- Florence
- Hot springs and spas at Bagno Vignoni
- Cetona
- San Casciano dei Bagni
- Sarteano

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**Airport**

- Florence 1.5 hours
  - Pisa 2.5 hours
  - Bologna 2.5 hours
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