

Tuscany - Il Fienile: Detailed Specification

Lower Floor

The **Hall**, with its impressive traditional Tuscan ceiling of terracotta tiles and chestnut beams, leads from the Kitchen past La Camera Verde to the stairs to the upper floor and doors to the garage, storeroom and La Camera Rosa. The floor is laid with original Tuscan terracotta tiles - as is the whole villa, except the oak-floored soggiorno and tiled garage area.

Furnished with a traditional Tuscan wooden chest and photographs, the Hall houses the thermostat for the lower floor temperature controls and is lit by spotlights controlled by dimmer switches.

The bespoke large farmhouse **Kitchen** (18m²) is fully fitted with Carrara marble worktops and splashbacks, and glass-fronted wooden units above. Doors lead to the Hall and Dining Room, and French windows open onto the **Drive** and **Lower Terrace**.

With a traditional terracotta tile and chestnut beam ceiling, and original terracotta tile floor, the kitchen is lit by dimmable spotlights and lights under the units.

A large farmhouse table with 6 chairs stands in the middle of the room, which is lined elsewhere with other shelves and cupboards.

The Kitchen is equipped with:

- Stainless steel Smeg hob, 90cm oven, microwave and dishwasher
- Stainless steel Siemens extractor fan hood
- Stainless Samsung American fridge-freezer with ice-making facilities
- TV linked to central satellite and DVD system, and Italian stations
- Food processor, juicer, citrus extractor, whisk and mini-liquidizer
- Full range of the usual manual implements, bowls, dishes, jars etc
- Other equipment, plates etc

The equipment, crockery etc envisages catering for some 10-12 persons inside or outside.

Through a door from the Kitchen, with French windows to the Lower and South Terraces, the **Dining Room** (18m²) is furnished with an antique glass cabinet, English antique dining table (seating provided for up to 10), side tables and traditional Tuscan chairs. The working fireplace is flanked by a log basket. Dimmer switches control the lighting.

The floor is laid with original terracotta tiles and the ceiling made with the traditional combination of chestnut beams and terracotta ceiling tiles.

La Camera Rosa, The Principal Guest Bedroom Suite is a large, south-facing room (28m²) with French windows opening onto the **Lower Terrace** giving direct bedside views to the Leaning Tower of Pisa. The room is furnished in pink with fabrics from Busatti, leading designers of traditional Tuscan artisan fabrics. The floors are laid with terracotta tiles. (N.B. the ceiling beams shown in some images have been temporarily concealed in La Camera Rosa.)

A large antique wardrobe will store your clothes and more. The beds may be arranged as a super-king size double or 90cm twins. An entrance lobby by the window is furnished with a marble-topped antique dressing table. Modern essentials, such as air-conditioning, under-floor heating and a flat screen television, are included discreetly. A comfortable armchair and two poufs round off the furnishing. Lights are controlled by a dimmer switch.

Because of its large size, some of our guests prefer to use this room as the Master Bedroom.

The **En-suite Bathroom**, in Carrara marble and terracotta stucco, includes a walk-in marble shower and under-floor heating

La Camera Verde, a west-facing bedroom (18m²), with hillside views from French windows opening directly onto the Lower Terrace, also furnished in green with fabrics from Busatti.

Magnificent chestnut beams and terracotta tiling adorn the ceiling, completing the traditional feel. The beds may be arranged as a

super-king size double or 90cm twins. An antique wardrobe completes the furnishing.

Modern essentials, such as air-conditioning, under-floor heating and a flat screen television, are included discreetly. Dimmer switches control the lighting.

The **En-suite Bathroom** in Carrara marble is finished with terracotta stucco.

The Hall also leads to **Ancillary Bedroom 1**, simply furnished, with a double bunk bed. This room is suitable for short-term guests, kids or staff. N.B. This room does not have a window or any clothes storage facility.

Also off the Hall is a door to the owner's **Office** area, beyond which is the Garage (not available to guests) and other facilities. These comprise **Ancillary Bedroom 2**, also simply furnished with a double bunk bed and cupboards, a Shower Room, which may effectively be used en-suite with Ancillary Bedroom 2 and the **Laundry**, equipped with basin and Bosch washing machine and a Bosch tumble drier. Ancillary Bedroom 2 requires the use of an electric heater during winter months, and is serviced by the air-conditioning system.

Upper floor

Stairs lead from the Hall to the magnificent large beamed **Soggiorno** (living room).

The remarkable central feature of the restoration is this splendid room (50m² - approx 10m x 5m). The spectacular central cross beam, and ancillary beams are fashioned from chestnut, supporting the traditional terracotta tile ceiling. The oak floor is designed to aid the musical acoustics of the room.

The soggiorno is furnished with a sofa, a double sofa-bed, armchairs, occasional and coffee tables, bookcases, Persian carpets and working fireplace.

Hi-tech entertainment is provided by a hi-end Yamaha digital piano and 32" flat-screen satellite 5.1 home cinema TV system, linked to international programmes and supported by a 250 DVD film library.

(See note below.)

In the winter months the teak exterior armchairs and sofa provide a second sitting area within the room.

French windows lead to the Upper Terrace and hillside alley. The small **2nd Kitchen** (open to tenants by arrangement) also leads off the Soggiorno.

A door from the Soggiorno leads to a **Lobby**, off which is a small **Guest WC** and French windows to the **East Terrace**. A corridor leads to the other two bedrooms.

First off the corridor, **La Camera Gialla Guest Bedroom**, a west-facing bedroom (18m²), with yellow lime-washed walls and hillside views from windows overlooking the Lower Terrace, is furnished in yellow with fabrics from Busatti.

Magnificent chestnut rafters and terracotta tiling adorn the ceiling, completing the traditional feel. The beds may be arranged as a super-king size double or 90cm twins. An armchair and an antique wardrobe complete the furnishing.

Modern essentials, such as air-conditioning, under-floor heating and a flat screen television, are included discreetly. Lights are controlled by a dimmer switch.

The **En-suite Bathroom** in Carrara marble is finished with yellow stucco.

Finally, approached through a small dressing room, **La Camera Grigia Master Bedroom Suite** (31m²) comprises a large, east-facing room with French windows and railing overlooking the lower terrace, also with views to the south through the traditional *mandolata* barn wall tiles, one of which has been removed to give a keyhole view directly over the olive grove and valley to the distant Leaning Tower of Pisa. The room is furnished in yellow and grey with fabrics from Busatti.

The traditional Tuscan farmhouse ceiling, a spectacular blend of chestnut rafters and terracotta tiles, completes an elegant recollection of the simplicity and beauty of historic Tuscan farm-buildings.

A large antique chest of drawers, and wardrobe in the **en-suite dressing room** adjoining will store your clothes and more. There is also an armchair. The beds may be arranged as a super-king size double or 90cm twins. Modern essentials, such as air-conditioning, under-floor heating and a flat screen television, are included discreetly. Lights may be operated using a dimmer switch.

The **En-suite Bathroom**, in Carrara marble and yellow stucco, includes a walk-in marble shower. (If so desired, leaving the Dressing Room door open enables this bathroom to be used communally, without disturbing the privacy of the master bedroom itself.)

Note: at Il Fienile all Guest Bedrooms are en-suite and double beds comprise two twin beds fixed together.

Outside

The large **Lower Terrace**, paved with local stone, features a large traditional artisan style wrought iron dining table (with wrought armchairs for up to 10), sited on terracotta tiles laid beneath a pergola, fronted with shrub beds and flanked by a small water cistern.

The smaller **Upper Terrace** (30m²), paved in terracotta, lies partially beneath a pergola. It is furnished with teak armchairs & sofas and two marble-topped metal dining tables with 10 metal chairs (summer season).

In the summer, the Upper Terrace is generally used for pre-dinner cocktails before guests descend to dine on the Lower Terrace.

Both terraces have extensive views towards Pisa (including the distant Leaning Tower).

Grassed paths from both patios lead up to the **12x6m Infinity Pool** with stunning views over house across the plain of Lucca to the Pisan mountains, distant Pisa and (on a clear day) the mountains of Elba (some 100 miles away). The facilities include children's paddling pool, terracotta patio, paved sun terrace and grassed shaded terrace with 4 sun-loungers and 6 director's chairs, bench, wooden table and a 5m² wooden cappana (to house

cushions etc overnight, also equipped with 2 portable mini-fridges for drinks). The pool complex is protected by a system of fencing (1.2m high), hedges, walls and gates.

La Casa Padronale is also protected by a fence.

Guests are welcome to enjoy some 25 acres of **Woodlands**, **Olive grove** and **Disused Vineyard**, with traditional terracing and pathways.

Il Fienile is approached by a un-metalled **driveway** (approx 800m, but shorter on foot) past a seasonal waterfall, first through woodlands and then olive groves. Occasional lighting is provided from the olive grove to the villa.

Service rooms: Beneath the porch there is a Storage Room, including the air-conditioning/heating fan system. Next to the garage is a Pump Room, housing the swimming pool filter and heating system, electric immersion heaters linked to the solar panel heating system and the garden irrigation system pumps, plus 2000 litre water storage tanks. These rooms are not accessible by tenants.

Services

solar-powered **under-floor heating** system;
ducted **air-conditioning/heating system**;
solar-powered **hot water** system;
solar power is supplemented by a **gas boiler**;
mains **water** (filtered) and **electricity**;
landline telephone **and wireless broadband internet access**;
UK Sky **satellite TV** system with freeview channel access (Sky Sports package sometimes available);
Italian domestic TV system and FM radio;
burglar alarm.

Finishes

Period terracotta-tiled flooring throughout, except soggiorno (oak) and ancillary facilities (modern terracotta tiles); all bathrooms/WCs with stucco walls and Carrara marble surfaces/splashbacks. Marble work-surfaces in the kitchens. Traditional-style chestnut beam and terracotta tiled ceilings in most rooms.

Important notes

This villa is a restored farmhouse, presented in traditional Tuscan style, not as a city hotel. It is normal in rural Tuscany occasionally to experience water and power shortages, although generally only in extreme weather conditions. There are legal and environmental restrictions on the extent to which temperatures may be reduced by air-conditioning (so keeping doors and windows closed while the system is operating is all the more important).

To minimise one such disruption, the owner has sunk a borehole, which provides an unlimited supply of fresh water. Mains water is also available.

"Il Fienile is approached by a un-metalled driveway (approx 800m) past a seasonal waterfall, first through woodlands, then olive groves. This is the natural habitat of the Panda 4x4: cars with very low ground clearance are inadvisable as the driveway can be very uneven. In the past, our guests have used standard hire cars (e.g. Fiat Punto, Fiat 500 etc) which are normally suitable."

Utility costs: NB we recharge the full cost of utilities (expensive in Italy). With its modern under-floor heating and solar energy system, with sun Il Fienile can be a very 'green' property. For summer there is air-conditioning, but do not be surprised at the electricity bill, especially if doors or windows are left open. We also supply fans - cheaper!