

Borgo69

Cottage Description and Dimensions

Cottages 1 to 4 124 sq m - 1333 sq ft

For prices please contact us direct

Arraigned over two floors with 2 bedrooms, 2 bathrooms, a third wet room bathroom with the lounge having the possibility to act as a third bed room as necessary. Designed to take full advantage of the spectacular views across the Val di Chiana by having the stunning 4.5m high living accommodation on the 1st floor and with a wonderful west facing terrace / veranda from which you can soak up the Tuscan sunset and an 8mx5m private garden to the rear.

The cottages have their own front doors directly onto the central “olive grove” court Yard of Borgo69 and on walking into the cottages you will be greeted by a the breathtaking double height entrance hallway over looked by the living area on the 1st floor. On the ground floor the master bedroom (4.7m x 3.3m) has a direct access out onto the cottage’s private garden and has its own – en suit luxuriously equipped bathroom. On the same floor is the family bathroom, equally well fitted, and the second bedroom (4.4m x3.5m) having French doors opening out onto the cottages delightful front terrace / garden. On the first floor the kitchen / dining area (6m x 4.7m) opens out onto a wonderful outside, 3.8m x 2.15m terrace / veranda, over looking the olive grove court yard at the front of the property. Whist to the back of the property on the same floor, with picture windows offering dramatic views over the Val di Chiana, is the lounge area 4.7m x 3.3m with feature fireplace for those cool winter nights. This has cleverly the possibility of being closed off from the rest of the living accommodation and with a small wet room bath room, on the same floor, could be quiet easily used as a third double bedroom.

Cottages 5 to 7 73 sq m - 785 sq ft to 84 sq m - 903 sq ft

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Again arraigned over two floors with one bedroom, bathroom and walk through shower, with the spacious open plan living area on the ground floor opening out onto the cottages’ private, 8m x 5m, garden.

For both cottages 5 and 6 one enters into the ground floor and open plan living area (6.6m x 4.7m), centred around the cottages stylish fireplace, with a beautifully appointed fully equipped kitchen area. Leading up out of this living area is the staircase to the bedroom area (3.7m x 2.8m) where you can lye in bed and look out of the panoramic window onto the magnificent view over the valley. On the same floor there is the stylish bathroom with bath, walk through shower and dressing room area.

Cottage 7 has an extra, 4m high, entrance hallway on a half landing between ground and first floors, going up to the bedroom or dropping down to the living area.

Cottage 8 154 sq m - 1653 sq ft

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Arranged over two floors with two bedrooms and bathrooms, a stunning living area having breath taking double aspect views over the Val di Chiana , whilst offering a separate lounge opening out onto the Cottages 10mx8m private garden.

On walking into the villas entrance hall you will be struck by the 7.5m high space of the stair well culminating in a window of the same height, offering stunning views over the Tuscan countryside, with an open faced wall of brick and stone complementing the dramatic picture. The entrance hallway is almost at the same level as the 1st floor so to take best advantage of this extra height and with double aspect picture windows the kitchen / dining / living area (6.9m x 4m) is located on this floor, with a balcony offering views onto the lounge area below. On the same floor is the Master bedroom (4.7m x 3.3m) and en-suite bathroom also with sunning views and the bathroom equipped with a fabulous walk through shower, bath and double “his and hers” basins.

The main staircase takes you down, through the 7.5m high hallway, to where the Cottages main lounge area (5.8m x 4m) is located, having double aspect windows opening out directly on to the Cottages private garden. Like some of the other Cottages, this can cleverly be closed off from the rest of the hallway and used as another bedroom if required which, having the family bathroom next door, makes the accommodation more flexible. Also on the same floor is the Cottages second bedroom (2.8m x 4.7m) and well equipped bathroom, the bedroom opening out onto the cottages private garden and olive groves.

Cottage 9 59 sq m - 633 sq ft

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This delightful single story Cottage offering accommodation of one bedroom with a well appointed en suit bathroom, a large open plan living area all opening out onto the cottages large private garden, 9.5m x 10m, with views over the valley.

Detached on two sides this cottage feels as if it is almost sitting on its own, surrounded by its own large herb and fruit tree garden! On walking into this Cottage you are taken in by the Villa's main living area (5.5 sq m x 5.8 sq m) opening out onto its very well equipped kitchen, all centred on the traditional Tuscan fire place. With expanse of white washed timbers rising up to a height of 4.5m and double French doors opening out onto the Cottage private garden, this living area has bright and expansive ambiance. Through large sliding doors, on the same level as the living area, you find the Cottage's Bedroom (3.2m x 4.2m) and en suite well appointed bathroom, with “his and hers” basins. A very large walk in bath / shower tops off the accommodation of this mini Villa!

Cottage 10 88 sq m - 942 sq ft

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This Cottage, remodelled from part of the old farmhouses designed over two floors offers one bedroom with en suite bathroom, dressing room with a large open plan living area opening out onto the cottages private, 7.5mx7.5m, garden.

This cottage, carefully remodelled from the one of the old farm houses, has the interesting facility of having two front doors, one connecting the Cottage to the rest of the community and the other utilizing the old front door to the farm house opening out from the living area onto the villas private garden and parking area. The open plan living area (7.1m x 5.2m) is centred around the Cottage grand "contadino" fireplace, offering ample space for dining, lounging and an island kitchen, for preparing all those long summer lunches! Rising up out of this area is the staircase leading to a half landing and entrance to the Cottages main front door, over looked by a balcony from the 1st floor. The accommodation on the first floor consists of a stylish open plan bedroom and beautifully equipped bathroom area (7.1m x 2.9m) with walk through shower, all with a balcony and windows over looking the Cottages private garden. To complete the comfort of this spacious Cottage there are separate toilet facilities and a dressing room.

Cottage 11 123 sq m - 1323 sq ft

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This real "Cottage" of the community has accommodation arranged over two floors and has been remodelled from one of the old farmhouses, offering an open plan living area two bedrooms, two bathrooms, all opening out onto its private cottage garden, 10mx10m at its largest.

This Cottage, remodelled from one of the old farm houses having its own private parking space, private stone walled garden and although physically connected to the community has the impression of being its own mini Villa! Styled very much in keeping with its roots, on entering this cottage you will be struck by the beautiful white washed and beamed ceiling that covers the whole of the living area (8.7m x 4.5m) with traditional styled fireplace, whilst through a reconstructed brick arch is the stylish and well equipped kitchen and pantry (4.8m x 2.5m). Leading upwards directly out of the living area is the Cottages stone staircase arriving at the first floor to the family bed room (4.8m x 3.3m), bathroom and double balconied master bed (3.7m x 4.5m) and en suite, all topped off with the same timbered ceilings!

Apartments 12 & 13 51 sq m - 552 sq ft to 56 sq m – 597 ft sq

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Situated on the top floor of the old farmhouses are these two Apartments, each with one bed, one bath and living areas opening out onto their private roof terraces with 270° spectacular views over the Tuscan countryside.

On entering the Apartments you will be struck by the beautifully white washed timbers that span each. Both have been designed to make the best of the fantastic views over the countryside, villa 12 having two terraces, one off the living area (4.7m x 5m) and terrace (6m x 3m), offering another terrace (3.2 x 3.3) off the apartments, 3.9 x 3.5, bedroom.

Apartment 13 has one stunning 8.7m x 3.2m terrace off its living area (6.2m x 5m), its bedroom (5m x 2.7m) over looking the spires and domes of the local village. Both the Cottages have their well equipped bathrooms with fireplaces in each of the living areas to warm up those chilly winter evenings at Borgo69!