SCANDICCI, TUSCANY

# *IL SOGLIO*

Tucked away in a secluded hillside to the southeast of Florence, Il Soglio is everything you might have dreamed about when planning the perfect Tuscan escape: space aplenty, a warm, welcoming ambience, terracotta floors, wood-beamed ceilings, an inspiring country kitchen, and a pair of shady terraces with tranquil views over the surrounding olive groves and valley below. And then, hidden away in the grounds, is a stylish pool.





PRICES, AVAILABILITY AND BOOKING →

**Service**

**Features**

Loving farmhouse restoration
Dreamy panoramic terrace
A contemporary pool
Spacious interiors
Secluded grounds
30 minutes from Florence

**Nearby**

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## ABOUT THE VILLA

6 GUESTS 3 BEDROOMS 3 BATHROOMS

**Inside:** accommodation at Il Soglio is laid out over three floors.

The main entrance leads into a welcoming central living area on the middle floor. Furnished with a sofa and a couple of occasional chairs, this is the fulcrum of the home, off which much of the accommodation flows. One is immediately struck by the pure Tuscan character of this space, with its large fireplace, its impressively sturdy beams of bleached wood, and its warm-coloured terracotta flooring. Staircases lead up and down to the other floors, and two corridors lead off to the remaining rooms on this level. With its original, carefully preserved features and its calm ambience, this space sets the tone for the rest of the home.

Heading right from the central living area, and up a few steps, a corridor leads past a laundry room and onto a second living area. Set under more of those lofty beamed ceilings, two white sofas gather round a fireplace, a large door opens outside, and a flight of stairs leads up to another reception room, a luminous space with a sofa, an armchair, and a desk looking out over the surrounding grounds via three large rounded windows.

Back in the central living area, a few steps on the left lead up to the second corridor, off which two of the bedrooms are accessed:

• a very generous suite, with a large double bedroom, an en-suite bathroom with tub and walk-in shower, and a well-furnished living area with a sofa, a couple of armchairs and a fireplace
• a good-sized twin bedroom with a couple of armchairs and an en-suite shower room with a terracotta-tiled sunken shower

The third and final bedroom, a spacious double with a sofa and an armchair, a walk-in wardrobe, and an en-suite bathroom with tub and separate shower, is located on the top floor, accessed via a staircase next to the central living area on the middle floor.

The lower floor, which is down a staircase from the central living area, is home to the main communal spaces. First is a comfortably furnished living area with a stone-framed fireplace and a door opening out onto a shaded, uber-panoramic dining and living terrace gazing out over the valley below.

The living area flows through an arch into the extremely large and well-equipped country kitchen, which is a thing of beauty for those who love to cook and come together for convivial culinary moments. At the centre is a dining table, while around the sides are granite work surfaces, bespoke cabinetry, and a super-sized range. As you might expect by now, bleached, wood-beamed ceilings and terracotta-tiled flooring complete the picture.

An arch leads from the kitchen into a most convivial dining room, with a large table and chairs and four windows bringing in the views and the light. Finally, a door from a recessed area of the kitchen leads out onto a sheltered stone terrace with a dining area and more of those fabulous views.

**Outside:** a long private driveway flanked by cypress trees announces one's arrival at Il Soglio. Almost completely surrounded by terraced olive groves, there is a sense of seclusion, tranquillity and privacy wherever one is in the grounds.

Most al fresco life plays out in three key areas (though there are many other dreamy spots that you will discover when you explore the extensive grounds). The first is the shaded terrace accessed from the living room on the lower floor. Here there is a fully furnished sitting area with a well-cushioned L-shaped corner sofa, and a splendid dining area. The views from this idyllic spot, which pan out over the Val di Pesa below and across to the hills around Montespertoli in the distance, are restful, magnetic and inspiring.

The second al fresco area you will undoubtedly be drawn to is the large terrace accessed from the recessed section of the kitchen. There's another dining table, a long wooden bench, and lots of greenery. The views are almost the same as those described above.

The third al fresco idyll is the "secret" pool area, which is hidden away on three sides by vibrant vegetation. About 30m from the house, this is a delightful spot in which to relax, thanks in large part to the artfully designed, placid infinity pool, which comes with more of those restful views.

Last but not least, is Il Soglio's vegetable garden, which adds yet another dimension to this most Tuscan of Tuscan homes.

## CONSIDERATIONS

The number of steps that must be negotiated to get into and/or around this property might make it unsuitable for people with mobility problems.

The discreet and helpful caretaker and his wife stay in a property in the grounds. They will not disturb in any way, but will ensure that the house and grounds are kept in pristine condition.

Il Soglio features a fantastic infinity pool, offering swimmers stunning views while in the pool. There is a small drop off the infinity side so we recommend children are supervised at all times. Please refer to our **general safety page** if you would like more information about infinity pools.
Due to the nature of this property, we cannot accept bookings with children under 7.

PRICES, AVAILABILITY AND BOOKING →

**Amenities**

| | |
|---|---|
| Accommodates (max) | 6 |
| Bedrooms | 3 |
| Double beds | 2 |
| Twin beds | 1 |
| Bathrooms | 3 |
| ... of which en suite | 3 |
| Infinity pool | 12x6.4m |
| Hydromassage pool [4] | ✓ |
| Walking distance to restaurant(s) [7] | ✓ |
| Pizza oven [8] | ✓ |
| Daily maid service [1] | ✓ |
| Barbecue | ✓ |
| Gym equipment | ✓ |
| Vegetable garden | ✓ |
| Herb garden | ✓ |
| Private parking | ✓ |
| Air conditioning [5] | ✓ |
| Optional cook [2] | – |
| ADSL Wi-Fi Internet | ✓ |
| Dartboard | ✓ |
| Fireplace | ✓ |
| Heating | ✓ |
| Laundry service [6] | – |
| Smart TV | ✓ |
| Integrated sound system | ✓ |
| Bluetooth speakers | ✓ |
| Hairdryer | ✓ |
| Iron | ✓ |
| Tumble dryer | ✓ |
| Dishwasher | ✓ |
| Staff on the grounds [3] | ✓ |

[1] from Tuesday to Saturday

[2] the cook can provide breakfasts, lunches and dinners on request and depending on availability

[3] the caretaker and his wife live in a separate property on the grounds

[4] in the suite's bathroom

[5] in the bedrooms, the living room of the suite, and in the study

[6] including washing, drying, and folding at a cost of €50 per load

[7] there's a restaurant about 10-12 minutes' walk away along a generally quiet country road. Please note, however, that the road is not illuminated and there are no pavements

[8] this is self-operated pizza oven

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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THINK ABOUT

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## EXPLORING THE LOCAL AREA

Surrounded by tranquil, verdant hills, and yet just 10km (as the crow flies) away from Florence, Il Soglio is ideal for anyone wishing to relax in seclusion while still being irresistibly close to one of Italy's most iconic and fascinating cities.

The capital of Tuscany, with its world-famous architecture, its artistic treasures, and its vibrant restaurant and café life is a 30-minute drive away, but it may be easier, in terms of parking and navigation, to head over to Scandicci (a 10-minute drive) and then hop on one of the frequent trams into the centre, which take about 20 minutes.

In terms of **beaches**, the coastline around Marina di Pisa (1 hour approx.) is home to long, quiet stretches of sand, vibrant resorts and interesting towns, including Viareggio and Livorno.

Drives of about 1 hour to the west and southwest will take you to some of Tuscany's other gorgeous cities and towns, including **Pisa**, **Lucca**, **Siena** and **Volterra**.

Some 30-to-45 minutes south of Siena, meanwhile, is the Val d'Orcia, whose villages and towns - Montalcino, Pienza, Bagno Vignoni and Montepulciano, to name but a few - are renowned for their wonderfully preserved mediaeval centres, their wines and cheeses, and the scenic landscapes that surround them.

PRICES, AVAILABILITY AND BOOKING →

**Distances**

Florence airport: 16.3km-10.2miles-25mins

Pisa airport: 66km-41miles-50mins

Rome Fiumicino airport: 320km-199miles-3hr30

Nearest restaurants: there's one a 12-minute walk away in the nearby village of Marciola, and another heading west along the road below the house - 2.4km-1.5miles-3mins

Nearest shops and amenities Scandicci: 8.6km-5.4miles-13mins

Florence: 15km-9.3miles-30mins. Alternatively, you can drive to Scandicci in just over 10mins and hop on one of the frequent trams, which take about 20mins

Pisa: 70km-44miles-1hr

Lucca: 84km-52miles-1hr5

Siena: 71.5km-45.5miles-1hr5

Nearest beaches: in and around Marina di Pisa - 82km-51miles-1hr5





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## GALLERY












































