



RESCHIO

HOUSES

PIANTAVERNA

Piantaverna

Piantaverna is set in the very heart of Reschio - a main house with a formal terraced garden full of fruit trees, and a detached guest cottage off the courtyard with a pool house above .

The Reschio Estate

It is a joy to share the wilderness that is and always was, Reschio. For more than a millennium, the land was farmed, leaving spaces for indigenous flowers, forests and wild life to establish their own fiefdoms. Today, more than ever, we continue to honour those traditions and have maintained the ecological balance that means our lakes have pure water for swimming and fishing. Reschio was and will always be a safe, yet wild space that we share with those that come to stay for a week or maybe for years in a house of their own. Reschio, nature's paradise, remains for now and for future generations.

Enjoy a stroll along avenues of cypresses, explore the castle's chapels, savour our orto and taste freshly picked delicacies. Maybe linger in the Equestrian Centre to watch the Spanish horses practising their quick step before dropping in for lunch at Ristorante Alle Scuderie and Bar Centrale. Dive into the estate's lake and have a picnic in the cabin. Challenge the tennis coach at the Astroturf courts. Be tempted to the Reschio Hotel for drinks in the Palm Court or dine in the Ristorante Al Castello at sunset, a magical time when the Etruscan hills reveal their secrets.

Front Cover - In the heart of the Reschio Estate

The northern part of Reschio Estate



Piantaverna

In the very heart of the Reschio Estate is Piantaverna. There is a main house with a formal terraced garden, full of fruit trees and a detached guest suite off the courtyard, with a pool house above. The buildings sit in a gentle slope and follow the contours of the land. There is a mature garden, with banks of lavender and rosemary. A 15x4.5m overflow pool on an upper terrace is beside a large meadow.

Piantaverna is a light filled house furnished with some pieces of furniture designed especially for the space mixed with some wonderful found decorative items.

Piantaverna has three bedrooms in the main house, and with the additional double in the guest suite, can sleep up to eight guests.

The Guest Suite off the courtyard



Piantaverna nestles into the mature garden



The Property

Main House - Ground Floor

- . Entrance through arched portico into open Hall
- . Living Room with Fireplace
- . Large fitted Kitchen
- . Dining Room with 4 arched folding glass doorways
- . Limonaia Sitting Room with TV
- . Cloak Room & WC
- . Laundry Room with exit to garden

Main House - First Floor

- . Master Suite with Dressing & en-suite Bathroom, Study/Sitting Room with fireplace has access to the garden and private Terrace
- . Twin Bedroom has access to the garden
- . Bathroom across the corridor
- . Double Bedroom with en-suite Bathroom has access to courtyard

Guest House - Ground Floor

- . Double Bedroom & en-suite Bathroom & Dressing, accessed from the Courtyard

Guest House - First Floor

- . Shower/WC



Step into the Kitchen from the Garden

The Sitting Room is open plan from the Kitchen





The Sitting Room with fireplace leads to the Dining Room

The light-filled Dining Room



The intimate TV Sitting Room

Rooms flow one to the other





Master Bathroom, also has walk-in shower

Master Bedroom opens onto private terrace



The Master Study with fireplace

The Master Study with access to the garden





Guest Bedroom can be accessed from the courtyard

Guest Bedroom and Bathroom





Twin Bedroom with access to garden

Bathroom across corridor from Twin Bedroom



General Information

Garden

- . 15x4.5m heated infinity swimming pool with automatic cover
- . Pergola with shady dining area
- . Further outdoor dining table
- . Illuminated terraces

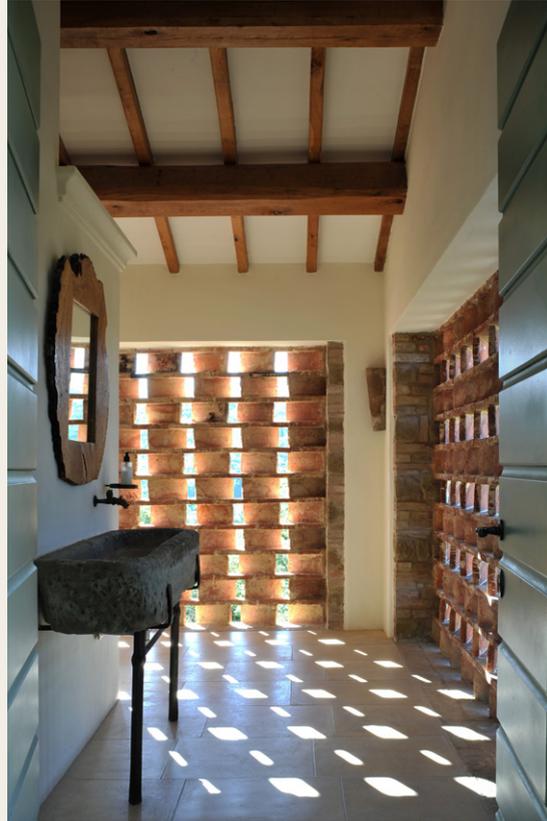
Further Information

- . Unlimited use of WiFi internet access
- . 503 square metres living space
- . Approximately 1.23 hectares (3.0 acres) of land
- . 370 metres above sea level
- . Large irrigated lawn areas and flower beds
- . Air conditioning in all 4 bedrooms
- . Smart TV
- . Category 5E cabling throughout the property for computer/networking needs
- . Alarm system
- . Under-floor heating on all ground floor areas; radiators in all other areas
- . Heated towel rails in all four bathrooms on separate circuits





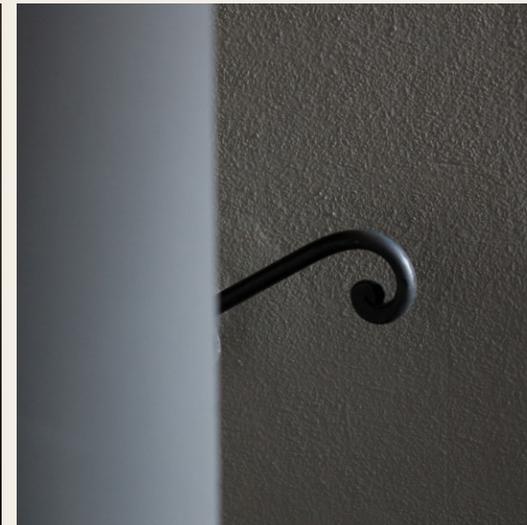
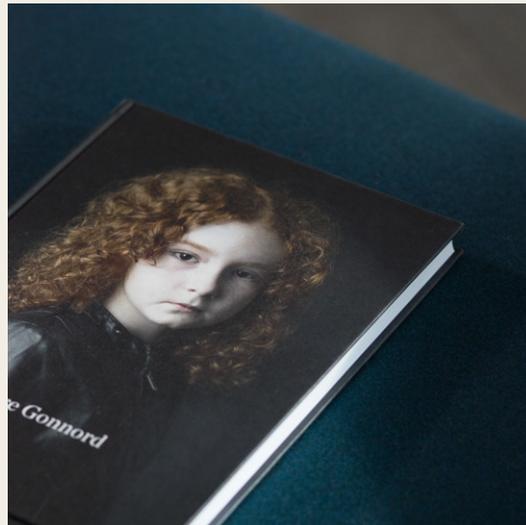
Detached Guest Suite with Bathroom



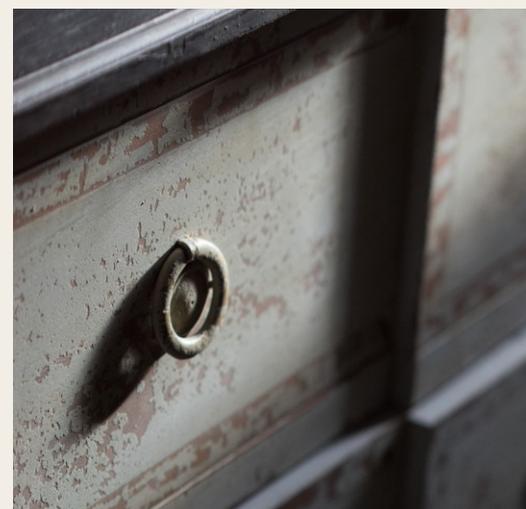
The Pool House with shower, WC and storage

The 15m x 4.5m Swimming Pool





Furnishing details



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