



## Property 10201



**Number of beds:** 18 + 1

**Bedrooms:** 9

### Bathrobes and Slippers

Bathrobes only.

### Pets Allowed

Pets allowed on request. Please note that pets are not allowed on sofas, beds, carpets, etc.



### Air Conditioning Throughout

Included in the rental price.



### Air Conditioning In The Bedrooms

Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Safe

### Crib

### Available For Events

On request, the villa is available for outdoor events.



### Stereo system and DVD



### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

### Close to a vineyard or winery

The villa is a few kilometers from Tenuta di Trinoro.

### The Villa is Less Than 15 km From a Golf Course

The villa is a few kilometers from Golf Club Lamorghini.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

King-size beds in all the bedrooms. Mattress height: 20 cm.

### Bath amenities

Weekly refill.

### Nearby

The villa is a 10-minute drive from Dopolavoro La Foce restaurant. Bars, supermarkets, pharmacies and banks are located in Sarteano.



Gym



Parking Space



Table Tennis



Swimming Pool

5 x 16 m.



Heating

Underfloor heating system. Included in the rental price.



Heated Pool

Solar panel heating. Naturally heated swimming pool up to 28°/30°C in summer and 24°/26°C in mid-season, depending on the external climate.

### High Chair



Housekeeping

Daily housekeeping (during the morning, 3/4 hours depending on the number of the guests; please note that this does not include the cleaning of the kitchen and the dining area). Included in the rental price. Weekly change of bed linen and bath towels for stays longer than one week.

### Smart TV



Satellite TV



Outdoor Hot Tub

Hot tub heated through solar panels. Included in the rental price.



Countryside View



Wi-Fi

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa Marcellino is 158 km from Florence Amerigo Vespucci Airport, 206 km from Rome Leonardo da Vinci Airport, 219 km from Pisa Galileo Galieli Airport, and 240 km from Bologna Guglielmo Marconi Airport. Sarteano is 12 km from the property, Chianciano Terme is 13 km, Pienza is 18 km, Montepulciano is 19 km, San Casciano dei Bagni is 28 km, Montalcino is 32 km, Siena is 65 km, Orvieto is 70 km, Arezzo is 84 km, San Gimignano is 104 km, Perugia is 106 km, and Florence is 147 km.

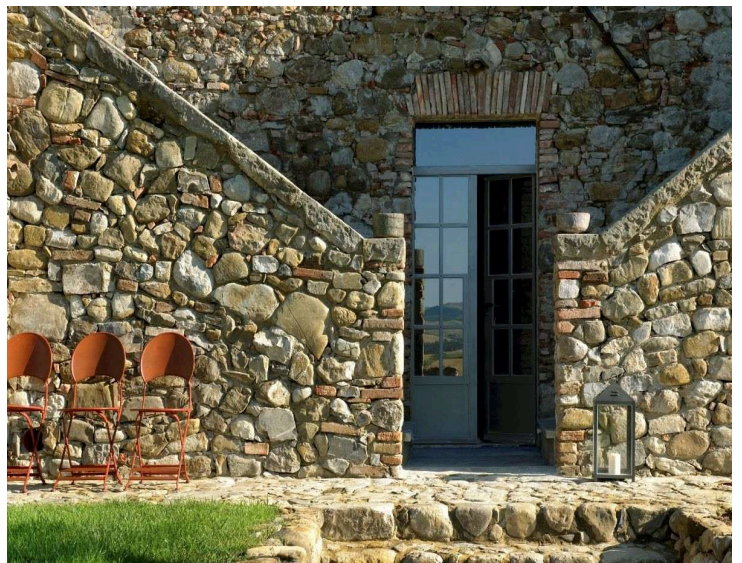
## FEATURES

### Main Villa:

- 6 Bedrooms (5 Double + 1 Twin Room) + 1 Single Sofa Bed (Living Room)
- 6 En-Suite Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Grand Dining Room
- Living Rooms with Fireplaces
- Built-In Air Conditioning and Underfloor Heating System
- High-Speed Wi-Fi (Throughout)

### Annex:

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Kitchenette
- Lounge Bar
- Gym and Adjacent Relaxation Area
- Playroom with Ping Pong Table and Table Football
- Solar-Heated Infinity Pool
- Solar Hot Tub
- 3 Acres of Landscaped Gardens
- Terrace with Pergolas, Patios, and Covered Dining Areas
- Vegetable and Flower Garden





# DESCRIPTION

Property 10201 - CONTIGNANO VAL D'ORCIA

9 Bedrooms

## Location and Surrounding Area

Property 10201 is ideally located in the heart of Contignano, a charming hamlet in the Val d'Orcia, one of Tuscany's most enchanting and UNESCO-listed landscapes. Perched atop a hill, the villa offers stunning panoramic views over the rolling hills and picturesque towns that characterise the valley. The property is perfectly positioned to explore the beauty and culture of the region, with nearby hilltop villages such as Pienza, Montepulciano, and San Quirico, all just a short drive away.

Sarteano, a charming hilltop town in Tuscany, offers stunning views over the Val d'Orcia and a peaceful, idyllic atmosphere. Its historic centre is filled with narrow, cobbled streets, stone houses, and the impressive Castello di Sarteano, a 13th-century fortress with panoramic views. The Church of San Lorenzo, with its beautiful frescoes and rich history, is another notable attraction. With its blend of history, culture, and natural beauty, Sarteano is a delightful destination for anyone seeking to explore Tuscany.

Chianciano Terme is a charming spa town, renowned for its healing thermal waters, which have been used since Roman times. The town offers a perfect blend of relaxation, history, and culture, with lush parks, historic thermal baths, and a delightful historic centre. Visitors can stroll through its picturesque streets, indulge in local cuisine, and explore the Museo Archeologico delle Acque. The peaceful atmosphere and natural beauty make it an ideal destination for those seeking relaxation and wellness.

Pienza, often referred to as the "Ideal Renaissance Town," is a UNESCO World Heritage site and a true gem of Tuscany. Known for its harmonious design and stunning views over the Val d'Orcia, Pienza offers a delightful blend of history, art, and architecture. The town is famous for its beautiful cathedral, Palazzo Piccolomini, and its charming, cobbled streets lined with boutiques selling local artisanal products, including the famous Pecorino cheese.

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## The Property

Nestled in the heart of Tuscany's Val d'Orcia, Property 10201 is a stunning and stylish farmhouse offering an unparalleled setting for a truly memorable getaway. With spacious living areas and an elegant design, the villa combines the allure of traditional Tuscan architecture with modern comforts. Surrounded by rolling hills and perched atop a hill, Property 10201 accommodates up to 18+1 guests across 9 beautifully appointed bedrooms, including 6 in the main villa and 3 in the annex.

Set within 3 acres of meticulously landscaped gardens, the property boasts expansive outdoor areas perfect for relaxation. The 10,000-square-foot terrace features elegant pergolas, patios, and covered dining areas. The solar-heated infinity pool (16 x 5 metres), designed to blend seamlessly with the landscape, offers the perfect spot to unwind, while the solar hot tub invites guests to relax. A vegetable and flower garden, along with an automatically watered lawn, further enhance the natural beauty of the grounds.

### *Main Villa:*

Spread over two floors, the main villa covers 450 square metres and includes six bedrooms: five doubles and one twin (convertible to a double upon request), each with an en-suite bathroom and air conditioning. In the living room on the upper floor, a single sofa bed is available for the 19th guest. The villa is equipped with underfloor heating and high-speed Wi-Fi throughout. The common areas on the ground floor feature living rooms with fireplaces, a fully-equipped kitchen, and a grand dining room. A guest bathroom adds extra convenience.

#### *Annex:*

The annex, a beautifully restored ancient barn, adds to the property's appeal with its unique charm. Spanning 200 square metres, the annex offers 3 double bedrooms, each with an en-suite bathroom. The annex also features a lounge-bar, a kitchenette, and a gym with an adjacent relaxation area, making it perfect for both rest and recreation. For those seeking a little more activity, the 1200-square-foot playroom, equipped with a ping pong table and table football, provides hours of entertainment.



PHOTOS





