



## Property 10215



**Number of beds:** 18 + 1

**Bedrooms:** 8

### Bathrobes and Slippers

Bathrobe only.

### Pets Allowed

Dogs allowed, but they are not permitted on sofas, beds, rugs, or other furniture.



### Air Conditioning Throughout

Included in the price.



### Air Conditioning In The Bedrooms

Included in the price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Safe

Safe available in all bedrooms.

### Crib

### Available For Events

The villa is available for outdoor events on request, for up to 150 guests, at an additional cost.



### 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 located just a few kilometres from the Tenuta di Trinoro.

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

The villa is located approximately a 30-minute drive from Golf Club Lamborghini.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

8 Bedrooms (5 double bedrooms, 2 twin bedrooms, 1 bedroom with sofa bed, two single beds, one double bed). Mattress height: 20 cm. Ground Floor: Empire Bedroom: Double bedroom (king bed) with en-suite bathroom with shower. External Bedroom: Twin bedroom (cannot be converted into a double) with walk-in shower. First Floor: Master Bedroom Suite: Master suite (king bed) with divided en-suite bathroom, featuring a stone-carved tub typical of the area and wall-mounted shower, plus a separate WC. Amiata Bedroom: Second master suite (king bed) with separate bathroom including wall-mounted shower and separate WC. North Bedroom: Double bedroom (king bed) with en-suite bathroom with walk-in shower. Corner Bedroom: Double bedroom (king bed) with en-suite bathroom with wall-mounted shower. Tower Bedroom: Twin bedroom (can be converted into a double) with en-suite bathroom with wall-mounted shower. Loft Suite: Suite with en-suite bathroom with walk-in shower, living area with double sofa bed, satellite TV, and multimedia devices; open stairs leading to the loft area with a double bed and two single beds on rollers (convertible into a double). Ideal for children, couples who wish to sleep close to their children, or a nanny with children.

### Bath amenities

Refill during the week.

### Nearby

Restaurants: Dopolavoro La Foce just 10 minutes away. Bars, supermarkets, pharmacy and banks: in Sarteano, approximately 25 minutes away.



Parking Space

Spacious outdoor parking area within the property, accommodating approximately twenty cars.



Table Tennis



Swimming Pool

5 x 16 m.



Heating

Underfloor heating. Included in the price.



Heated Pool

Pool naturally heated via solar panels. In summer, the temperature reaches 28–30°C, while in the shoulder seasons it ranges from 24–26°C, depending on the external climate. Heating can also be activated via boiler, at an extra cost payable at check-out.

### High Chair



Housekeeping

Daily cleaning for 3–4 hours in the morning. Included in the price.

### Smart TV



Satellite TV



Outdoor Hot Tub

Heated through solar panels. Included in the 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 La Lavanda is 159 km from Florence Amerigo Vespucci International Airport, 180 km from Pisa Galileo Galilei International Airport, 209 km from Rome Leonardo da Vinci International Airport, and 240 km from Bologna Guglielmo Marconi Airport. Chianciano Terme is 13 km from the villa, Sarteano is 16 km, Pienza is 17 km, Montepulciano is 19 km, San Casciano dei Bagni is 26 km, Montalcino is 31 km, Siena is 64 km, Orvieto is 69 km, Perugia is 74 km, Arezzo is 84 km, San Gimignano is 101 km, and Florence is 140 km.

## FEATURES

- 8 Bedrooms (2 Twin Rooms, 5 Double Bedrooms, 1 Lofted Bedroom with a Single Sofa Bed, Twin Beds and a Double Bed)
- 8 Bathrooms + 1 Guest Bathroom
- Infinity Heated Pool
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Dining Room
- Outdoor Dining Area
- Veranda
- Garden
- Hot Tub
- 3-Acre Park
- Automatic Outdoor Lighting
- Built-in Air Conditioning in Each Bedroom
- Small Safe in Each Bedroom
- Underfloor Heating System Throughout
- Solar Panel System for Pool Heating (Mainly in Summer)
- Professional Dishwasher
- Two Washing Machines with Tumble Dryer
- Oven and Microwave
- Double Refrigerator and Ice-making Machine
- Wi-Fi
- Satellite TV, DVD Player, and Two Stereos with CD Player
- Adaptors (All Types) Available
- Hairdryer in Each Bathroom





# DESCRIPTION

Property 10215 - CONTIGNANO VAL D'ORCIA

8 Bedrooms

## Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this masterfully restored eight-bedroom property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With stunning views of the surrounding greenery, this exclusive property is the perfect base for unforgettable day trips to the most beautiful towns in Tuscany, offering a unique opportunity to admire the splendid landscapes while soaking up the region's rich historical and cultural heritage.

Tuscany is famous for its natural springs, where the waters, having carved through the rocks, flow above ground to form natural pools in which you can bathe and restore your physical and mental balance. The villa is close to Chianciano Terme, one of Europe's most renowned thermal towns, whose waters are celebrated for their therapeutic properties. In just thirty minutes by car, you can reach San Casciano dei Bagni, known for its mineral-rich waters and luxurious spa centre set within a beautiful natural landscape.

The villa is also just a few kilometres from the town of Pienza, known as "the ideal city of the Renaissance," and the medieval town of Montepulciano. Perched high atop a hill near Siena, Montepulciano boasts elegant Renaissance palaces, ancient churches, charming squares, and breathtaking views over the stunning Val d'Orcia. In thirty minutes by car, you can reach the medieval town of Montalcino, renowned for producing Brunello, one of Italy's most esteemed red wines.

The villa is also a short drive from the medieval town of Siena. Its ancient red-brick buildings, the scallop-shaped main square, Piazza del Campo, and the Cathedral Square, dominated by the zebra-striped Duomo, make it an essential stop for anyone visiting Tuscany. An open-air museum celebrating Gothic architecture, Siena boasts secular monuments that have preserved their medieval forms and exceptional art collections, offering plenty to admire.

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## The Property

Located in the heart of Tuscany, Property 10215 offers a true "home away from home" experience: an ideal, peaceful, comfortable, and stylish retreat for gatherings of friends and family. Converted from a farm building that has been masterfully restored, this magnificent villa can comfortably accommodate 19 guests (18 guests plus 1 additional guest), in 8 bedrooms (two twin rooms, five double bedrooms, and a lofted bedroom with a single sofa bed, twin beds, and a double bed) spread across two floors.

Perched atop a hill with a broad view over the Val d'Orcia, Property 10215 is surrounded by three acres of landscaped gardens. The terraces for al fresco dining are paved with stones sourced from the piazza in Arezzo and offer breathtaking views. Adjoining the terraces is an outdoor oven and barbecue. The property boasts a heated infinity pool as well as a separate hot tub. With its tranquil atmosphere and charming views of the surrounding countryside, the outdoor area is an idyllic spot for sunbathing and relaxation.

Fully renovated and decorated by the owner, a renowned Italian interior designer, the villa is truly exquisite, combining unique style and impeccable taste in every room. The meticulously restored original structure is furnished with charming pieces and carefully selected elements. You will find soft, warm fabrics and textures that reflect the region's colours and rolling hills. Equipped with state-of-the-art facilities, the villa ensures ultimate comfort and natural Tuscan elegance throughout the property.

The kitchen is a fully equipped, modern space, separated from the dining room by a half-arch. The dining room seats up to twenty people, while the spacious living room features a fireplace and large

doors that open onto an enclosed patio paved with antique stone. As noted, the villa accommodates up to nineteen guests in eight spacious bedrooms: two twin rooms, five double bedrooms, and a lofted bedroom with a sofa bed, twin beds, and a double bed. Each bedroom is complete with a private bathroom.

On the ground floor, you will find a well-appointed double bedroom featuring a king-size bed and an en-suite bathroom with a shower, offering a cosy and private retreat. Additionally, there is a twin room (non-convertible into a double) with an en-suite bathroom that includes a walk-in shower. Please note that this twin room is uniquely accessible only via the outdoor patio, adding a touch of charm and privacy. The ground floor also includes a convenient laundry room and a guest bathroom.

The upper floor includes the remaining bedrooms: a master bedroom with a king-size bed and an en-suite bathroom with a shower and bathtub; a second master bedroom with a king-size bed and an en-suite bathroom with a shower; two double bedrooms with king-size beds and en-suite bathrooms with showers; a twin room (convertible to a double) with an en-suite bathroom with a shower; and a loft suite with a single sofa bed, an en-suite bathroom with a shower, and stairs leading to a loft area with a double bed and twin beds.



PHOTOS





















