



## Property 10479



**Number of beds:** 10

**Bedrooms:** 5

Accessibility for people with reduced mobility

**Pets Allowed**

Small pets allowed on request at an extra cost.



**Air Conditioning In The Bedrooms**

Air conditioning available in all bedrooms except the bedroom on the ground floor. Included in the rental price.



**Hair Dryer In The Bathrooms**



**Dryer**



**Barbecue**



**Stereo system and DVD**



**Fibre Internet**



**Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The property has its own vineyard and winery.

The maximum distance from the city centre is 1.5 km

The villa is less than 1,5 km from San Giovanni d'Asso.



**Dishwasher**



**Washing Machine**

### Mattress sizes and bed dimensions

4 Double bedrooms + 1 Twin room. Bedroom 1: 30 sqm with bathroom. Bedroom 2: 45 sqm with bathroom. Bedroom 3: 30 sqm with bathroom. Bedroom 4: 40 sqm with lounge area and adjacent bathroom (5 sqm). Bedroom 5: twin room with independent access and bathroom, 20 sqm.

### Bath amenities

Initial supply.

### Nearby

The villa is about 7 km from the center where you will find grocery stores, restaurants, pharmacies and banks.



### Parking Space

Parking space for 4/5 cars inside the property, included in the rental price.



### Swimming Pool

4 x 20 m.



### Heating

Heating not included in the rental price.



### Housekeeping

Housekeeping every three days (in the morning), for four hours (excluding washing dishes and any extra hours). Included in the rental price. Change of bed linen and bath towels every three days.

### Smart TV



### Staff living on site

The house manager lives in an annex of the villa with independent access. If guests need it, the house manager can move during their stay. However, there is a vineyard and cellar in the property and, therefore, during the day there are people working on site.

### Ceiling Fans



### 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

Montisi 4 km, Buonconvento 15 km, Pienza 17 km, Siena 35 km, Florence 120 km

## FEATURES

- 5 Bedrooms
- 5 Bathrooms
- Garden with BBQ and large table to eat outside
- Air-conditioning in the bedrooms
- Swimming pool with sun-beds and gazebo
- Equipped kitchens with 5 burner gas stove, oven, large refrigerator, dishwasher, microwave
- Fireplaces
- Heating
- Laundry room
- TV and WIFI internet connection
- Parking
- House cleanings and changing linen: daily cleaning and final cleaning
- Swimming pool cleanings: 2/3 per week
- On request: cook at the house, wine tasting tour in some wineries in Montalcino or in Montepulciano or cheese (pecorino) tasting in Pienza



# DESCRIPTION

## ***Property 10479 – San Giovanni d’Asso - Tuscany***

### ***5 Bedrooms – Pool***

Property 10479 estate lays on a rolling hill around the small town of San Giovanni d’Asso small hamlet part of the town of Montalcino (12km), 35 km to Siena, at an altitude of 310 m, which highlights the natural beauty of this place. The property is also close to some many beautiful small medieval villages and towns as, Montisi 4 km, Buonconvento 15 km, Florence 120 km. The villa is near the lovely villages of the Val d’Orcia: Pienza, Montalcino, San Quirico, Monticchiello and Bagno Vignoni. They are all less than a half hour’s drive away.

An ancient castle here dominates the region from atop of a hill that slopes downwards to the Asso River. The region is hilly, vegetation is sparse, and pale gorges and gullies create a setting reminiscent of a lunar landscape that will change its colours depending on the season. The climate is Mediterranean and boasts mild winters and hot summers when temperatures vary significantly from day to night. Property 10479 estate is fully surrounded by an extensive 6 hectares vineyards with its amazing flavours and colours. It originally belonged to a far larger estate, owned by an old Senese family, and first appeared in the land registries of the Grand Duchy of Tuscany in the early 1600s. In 2002 the estate was bought by the current owner, ship owners who had been active in the wine industry in Piedmont and Tuscany since the 1960s and who took care to embellish and make really precious this villa refurbishing it taking in pieces from the farrest corners of the world. In 2003 the first vineyards were planted.

Just 600 mt of a good not paved road will lead you to the property. In the garden an infinity pool takes place next to a pergola that is equipped with table and chairs. The solarium is equipped with sunbeds and chairs. From the parking and from the villa you'll have access also to a typical courtyard featured by old fashioned bricks stones with lush vines.

The house spreads on two levels:

Ground floor: Summer living area with fireplace, large dining room /fully equipped kitchen with fireplace, guest bathroom, laundry, a double bedroom (french bed) with en suite bathroom, large study.

First floor: Winter lounge with kitchenette for breakfast or drinks, a double bedroom with en suite bathroom, a bedroom with en suite bathroom (with shower and bath tub) and wood burning stove, a double bedroom with en suite bathroom and sitting room, kitchenette and entrance both from home and the garden, an independent double room with entrance from the garden. The bedrooms are air-conditioned.

Swimming pool patio with dining table. Dining table also on the opposite side of the garden. Oven out of the dining room.

Living here is a wonderful and interesting experience both in terms of the magnificent views and from a winemaking point of view. When the house was bought the reconstruction took two years and much of the original building materials, supplemented by old materials collected from elsewhere, were used in an attempt to ensure that the building would blend in with the surrounding environment and still have all the comforts.

PHOTOS









