



Property 10712



Number of beds: 20

Bedrooms: 10

Bathrobes and Slippers

Bathrobes and slippers available.

Accessibility for people with reduced mobility

Pets Allowed

Small pets allowed on request at an additional cost.



Air Conditioning Throughout

Energy (electricity, heating and air conditioning) are included in a seasonal fee which is not part of the rental price.



Air Conditioning In The Bedrooms

Energy (electricity, heating and air conditioning) are included in a seasonal fee which is not part of the rental price.



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace



Tennis Court

Safe

Safe box in all the bedrooms of the main house, not in the cottages.

Crib

Available For Events

On request, the villa is available to host small events. Please note that the events are the exclusive prerogative of the guests of the villa.

Minibar and tea or coffee making facilities

Available in all the bedrooms.

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The property produces organic wine, the villa is practically surrounded by vineyards and olive groves.



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

Main Villa: 2 Suites (3 Double Bedrooms + 1 Twin Room) 4 Double Bedrooms Cottages: 2 Double Bedrooms All bedrooms are double. The only twin room is located on the first floor of the main house, inside the family suite (that can accommodate two adults and two children). Mattresses dimensions: 190x160 and 190x80.

Bath amenities

Weekly refill provided.

Nearby

The villa is 3 km from Il Patriarca and 6 km from La Locanda dei Tintori, 3 km from the supermarket and the bar of the Centro Commerciale Etrusco, 6 km from Bogni Pharmacy, 6 km from banks.



Parking Space

Parking space in the property: one covered parking area near the house for three cars, a covered parking area near the smaller houses for two cars, a parking area near the tennis court for more cars.



Table Tennis



Swimming Pool

20 x 4,5 m. Depth: max depth is less than 2 m.



Heating

Underfloor heating, not included in the rental price. Energy (electricity, heating and air conditioning) are included in a seasonal fee which is not part of the rental price.

High Chair



Cook Service

Breakfast from Monday to Sunday, 8:30 am to 10:30 am; service and food included. Breakfast extra requests (international food, like salmon, packaged free of gluten food etc.) are not included and available on request at an additional cost.



Housekeeping

Daily maid service, from Monday to Sunday, from 9:00 am to 12:30 pm, or other three hour time frame (change of linen every Saturday, bath and pool towels every morning) Mid-week change of linen (on Wednesday) is on request and available at an additional cost.

Smart TV



SPA

Wellness area with sauna and Finnish sauna. It also includes a room for beauty treatments. Please note that the treatments with specialized personnel are available on request at an additional cost.



Satellite TV

 Countryside View

 Wi-Fi

Insect Screens

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

NEARBIES

Dimora Valentina is 134 km from Florence Amerigo Vespucci International Airport, 195 km from Rome Leonardo da Vinci International Airport, 222 km from Bologna Guglielmo Marconi Airport, and 201 km from Pisa Galileo Galilei International Airport. Montepulciano is 27 km from the villa, Pienza is 33 km, Arezzo is 65 km, Perugia is 86 km, Siena is 81 km, San Gimignano is 118 km, Florence is 121 km, Volterra is 131 km, Pisa is 219 km.

FEATURES

Main Villa:

- 2 Suites (3 Double Bedrooms + 1 Twin Room)
- 4 Double Bedrooms
- 7 Bathrooms
- Living Room

Cottages:

- 2 Double Bedrooms
- 2 Bathrooms
- Living Room
- Wellness Area
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- 2 Guest Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Outdoor Dining and Lounge Area
- Garden
- Wood Oven
- Netflix



DESCRIPTION

Property 10712 - SARTEANO

10 Bedrooms

Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent recently-restored property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With wonderful views of the surrounding countryside, this exclusive seven-suite property is the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its splendid landscapes while soaking up the region's incredibly rich historical and cultural heritage.

The villa is just a stone's throw from the medieval town of Montepulciano. Standing high atop a hill not far from Siena, the town of Montepulciano boasts elegant Renaissance palaces, ancient churches, charming squares and breathtaking views over the wonderful Val d'Orcia. In just one hour by car, you can also reach Montalcino, extremely well-known for the production of its Brunello red wine, one of the world's most appreciated Italian wines.

In just one hour by car, you can reach 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 absolute must for anyone traveling to Tuscany. Effectively an open-air museum celebrating the Gothic, Siena boasts secular monuments that have retained both their medieval forms and their exceptional art collections, providing plenty to marvel at.

In less than two hours by car, you can reach San Gimignano, one of the best-preserved medieval towns in Italy. From afar, San Gimignano looks like a town from a Renaissance painting: a circle of 13th-century walls enclosing tall, teetering stone towers. Its towers make it instantly recognizable, but the art treasures held within its walls are just as remarkable. Although the town is small, there is enough art, architecture and fine food to keep you busy for more than one day.

In less than two hours by car, you can also reach Florence, a treasure trove of art with an astonishing contemporary vibe. Beyond the extraordinary artistic heritage, a testimony to its centuries of civilization, the best way to enjoy Florence is to stroll along the riverside avenues at sunset, or to get lost among the city's myriad alleyways of the bohemian Oltrarno or the narrow little streets of San Niccolò, where it feels like you have ended up in another time along its centuries-old walls.

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The Property

Located in the heart of Tuscany, this historic farmhouse perched on a hill is a one-of-a-kind villa where one can see the panoramic landscape of vineyards and olive trees from the ancient stone structure built of travertine blocks. The property is modern yet luxurious and the guest will be seduced by the clean lines and picturesque rooms. Property 10712 can accommodate up to twenty guests in ten bedrooms spread across the main villa (eight bedrooms) and the two cottages (two bedrooms).

One of the most significant features of the property is the long swimming pool which glistens in the deep, golden sun of the unforgettable surroundings. The travertine pool extends across the seemingly endless landscaped lawn. Property 10712's outdoor areas have been designed for moments of relaxation as time seems to slow to a perfect pace of calm. The Limonaia got its name from the lemon trees it used to house, is now a multifunctional space equipped with a cooking area, bar, barbecue, large table and wood oven.

On the spacious ground floor are two guest bathrooms, a spacious living room with fireplace, a dining room and a fully-equipped kitchen. The main villa can accommodate up to 16 guests. On the first floor there are two suites: the West Suite with two double bedrooms, each with bathroom with shower, and a

living room; the East Suite with one double bedroom, a twin room, one bathroom with shower and a living room. On the second floor there are four double bedrooms, each with armchairs, TV and en-suite bathroom with shower.

North of the farmhouse there are two newly built cottages with one double bedroom each. These perfectly decorated spaces have two bathrooms, living room and are connected by a private patio. The tranquil cottages are placed in a setting full of simplicity and peace with two stone reflecting pools and a view of the vineyards. On the lower level of the cottages there a wellness area with sauna as well as a corner for beauty treatments (please note that the treatments are available on request at an extra cost).

Please note that in some rooms it is possible to add a small bed, comfortable for children up to 10 years. Two cribs are already available and other two can be added up to a maximum of four (please note that each one is available at an extra cost). For babies we have three comfortable and spacious Chicco camping cradles and they are free. The villa also offers a wooden crib with bars, up to the age of three years, which is available at an extra cost. Please note that it cannot be placed anywhere but only in some rooms.

Please note that the villa does not have the classic DVD and Hi-Fi system but soundbars with speakers that can be connected via Bluetooth. The villa has Netflix. Please note that the washing machine and the dryer are located in the family suite on the first floor of the main villa, and not in a separate laundry room.

PHOTOS















