



## Property 1557152199



**Number of beds:** 32

**Bedrooms:** 16

### Bathrobes and Slippers

Signature bathrobes and slippers available in each bedroom.

### Accessibility for people with reduced mobility

### Accessibility for people with disabilities

### Pets Allowed

Small and medium-sized pets allowed on request at an additional cost.



### Air Conditioning Throughout

Air conditioning available in all bedrooms and communal areas. Included in the rental price.



### Air Conditioning In The Bedrooms

Air conditioning available in all bedrooms. Included in the rental price.



### Hair Dryer In The Bathrooms

### Safe

Safe box available in each room.

### Crib

### Available For Events

On request, the villa is available for events.

### Minibar and tea or coffee making facilities

Minibar and coffee/tea making facilities available in each room.



### 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 villa is located in Cortona, near the renowned wine towns of Montepulciano and Montalcino. There are numerous wineries that the guests can visit, such as: Avignonesi, Poliziano, La Braccasca (Antinori), Amerighi, Boscarelli, Dei, Talosa, Castelgiocondo, Castello Banfi.

### The maximum distance from the city centre is 1.5 km

The villa is located in a small town about 500 m away. The most important town of Cortona, famous for its museums, theaters, restaurants and works of art is only 5 km away.

### Mattress sizes and bed dimensions

The villa can accommodate up to 32 guests in 16 rooms/suites.

Room Type	Bed Type	Dimensions	Mattress Height	Area
2 Deluxe Double Bedrooms	King-size bed (or twin beds)	190x180	30 cm	20 sqm
2 Deluxe Spa Cottage	King-size bed (or twin beds)	190x180	30 cm	25 sqm
1 Classic Spa Junior Suite	King-size bed (or twin beds)	190x180	30 cm	38 sqm
1 Classic Suite	King-size bed (or twin beds)	190x180	30 cm	38 sqm
5 Deluxe Suite Spa	Super king-size bed (or twin beds)	200x200	35 cm	55 sqm
4 Exclusive Spa Suite	Super king-size bed (or twin beds)	200x200	35 cm	80 sqm
1 Exclusive Suite Spa "L'Antico Granaio"	Suoeer king-size 4-poster canopy bed	210x210	35 cm	100 sqm

### Bath amenities

Complimentary toiletries in each bathroom. Daily refill provided.



### Butler

### Nearby

The villa has an internal catering service, for lunch and dinner, and a splendid lounge bar by the pool. Our bar, kitchen and dining room staff will take care of satisfying every guest's need. In the nearby town of Cortona, 5 km away, you can still find numerous excellent restaurants. The supermarket is just 500 meters from the Villa, the pharmacy and the bank are 5 km.



### Parking Space

The villa has private parking space for up to 35 cars and parking space for electric cars (with 8 charging stations).



### Swimming Pool

Our freshwater outdoor swimming pool with 12 hydromassage stations is available to all our guests and is open every day, starting from 8:00 am until 7:30 pm. 7 x 14 m. Depth: 2,50 m.



### Heating

Heating (with convectors) available in all the bedrooms. Included in the rental price.

### High Chair



### Concierge Service

Daily concierge service (available on site, from 8:00 am to 12:00 am, from Monday to Sunday) and 24-hour reception. Included in the rental price.



### Cook Service

The villa has internal catering, with breakfast, lunch and dinner service. Breakfast (breakfast buffet from 8:00 am to 10:00 am) is included in the price, while for lunch and dinner services we would be happy to prepare daily menus designed to satisfy every customer's need. Half board and full board supplement.



### Housekeeping

Daily cleaning service (each morning, with rearrangement during the evening). Included in the rental price.



## SPA

The relais has private spas located inside the spa suites, each suite has its own private spa equipped with Turkish bath, emotional showers, double Jacuzzi tub; with the possibility of having massages in the total privacy of your suite. The use of private spas has no time limits and no additional costs. Any wellness services such as massages will be priced separately.



## Staff living on site

The reception staff is always available at the villa to offer the best service at all times. The staff staying at the villa lives in a separate annex of the property, with an independent entrance, and away from the guests' area, providing total privacy to the guests.

Mattress topper



Satellite TV



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 David is 119 km from Florence Amerigo Vespucci Airport, 183 km from Pisa Galileo Galilei Airport, 204 km from Bologna Guglielmo Marconi Airport, and 233 km from Rome Leonardo da Vinci International Airport. Cortona is 5 km from the villa, Lake Trasimeno is 20 km, Montepulciano is 34 km, Arezzo is 36 km, Lucignano is 36 km, Chiusi is 40 km, Città della Pieve is 41 km, Perugia is 50 km, Pienza is 53 km, and Bagno Vignoni is 58 km.

## FEATURES

### 2 Deluxe Spa Cottages:

- Double Bedroom
- Bathroom with Shower
- Independent Entrance and Private Garden
- Turkish Bath, Aromatherapy, Chromotherapy, and Music Therapy
- Nespresso Coffee Machine

### 1 Classic Spa Junior Suite:

- Double Bedroom
- Bathroom with Shower
- Charming Seating Area
- Turkish Bath, Aromatherapy, Chromotherapy, and Music Therapy
- Nespresso Coffee Machine

### 1 Classic Suite:

- Double Bedroom
- Bathroom with Shower
- Charming Seating Area
- Panoramic Terrace
- Nespresso Coffee Machine

### 5 Deluxe Spa Suites:

- Double Bedroom
- Bathroom with Double Jacuzzi Tub
- Living Room
- Private Spa within the Room
- Turkish Bath with Multisensory Showers
- Aromatherapy, Chromotherapy, and Music Therapy

### 4 Exclusive Spa Suites:

- Double Bedroom
- Bathroom with Triple Jacuzzi Tub
- Living Room
- Private Spa within the Room
- Turkish Bath with Multisensory Showers
- Aromatherapy, Chromotherapy, and Music Therapy
- Private Garden

### 1 Exclusive Spa Suite “L’Antico Granaio”:

- Double Bedroom



- Bathroom with Triple Jacuzzi Tub
  - Living Room
  - Private Spa with Turkish Bath and Multisensory Showers
  - Aromatherapy, Chromotherapy, and Music Therapy
  - Private Garden
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- Large Swimming Pool
  - Shaded Areas For Relaxation
  - Outdoor Lounge Area
  - Outdoor Dining Area
  - Lounge Bar (by the Poolside)
  - Dining Area (in the Former Wine Cellar)
  - Garden



# DESCRIPTION

Property 1557152199 - CORTONA

16 Bedrooms

## Location and Surrounding Area

Nestled in the heart of Tuscany, the villa enjoys a prime location just a short distance from Cortona. Set amidst rolling hills and lush greenery, it offers a serene and picturesque environment, perfect for those seeking both tranquillity and easy access to the cultural treasures of the region. The villa's elevated position provides stunning panoramic views over the countryside, while the historic town of Cortona, with its rich Etruscan heritage, is within easy reach, offering guests rural beauty and cultural exploration.

Cortona is a picturesque hilltop town in Tuscany, celebrated for its beauty and rich history. Its narrow streets, medieval buildings, and stunning views over the countryside create a captivating atmosphere. Visitors can explore landmarks such as the Etruscan Academy Museum, the Piazza della Repubblica, and the Basilica di Santa Margherita. The peaceful Parterre Gardens also offer a perfect spot to relax and enjoy the surroundings. With its mix of culture, history, and natural beauty, Cortona is a

Montepulciano is a charming medieval town in Tuscany, famous for its stunning architecture and beautiful vineyards. Perched on a hill, it offers panoramic views of the rolling countryside. Known for its *Vino Nobile di Montepulciano*, the town is a haven for wine lovers. Key attractions include the Piazza Grande, the impressive Palazzo Comunale, and the Renaissance-style Church of San Biagio. The town's narrow streets, lined with historic buildings and quaint shops, add to its inviting atmosphere.

Arezzo is a historic town renowned for its art, architecture, and vibrant culture. The town is home to stunning landmarks such as the Piazza Grande, the impressive Basilica of San Francesco, and the Romanesque Cathedral of Arezzo. Arezzo is also famous for its connection to renowned artists like Piero della Francesca, whose frescoes can be admired in the Church of San Francesco. The town's medieval charm, combined with antiques markets and lively festivals, makes Arezzo a captivating destination.

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## The Property

Situated just a few kilometres from Cortona in Tuscany, in a small valley surrounded by rolling hills, Property 1557152199 is an oasis of peace and tranquillity, perfect for those seeking both culture and tradition. You will be seduced by the refined traditional cuisine and comforted by the elegance of this authentic Tuscan villa. Dating back to the 18th century, this luxurious and recently restored country mansion, Property 1557152199 can accommodate 32 guests in 16 sumptuous suites with double bedrooms.

The property features a romantic dining area in what was once the old wine cellar, where today you can savour an array of traditional Tuscan dishes designed to tempt your palate. This beautiful dining room boasts a wood-beamed ceiling and terracotta floor. During summer, you can also choose to enjoy your meals in a charming *al fresco* dining area by the swimming pool. The pool itself is enormous and offers plenty of shaded areas for relaxing afternoon naps as you soak up the warmth of true Tuscan hospitality.

The villa's lounge bar is located at the edge of the beautiful swimming pool, in a classic and elegant setting enriched by delicate tapestries, precious marble, and the craftsmanship of local artists. These refined details enhance the history of the family, creating a serene atmosphere where guests can enjoy refreshing cocktails and fine liqueurs, pampered by the soft melodies of timeless classics. Offering an elegant ambience, the rooms and suites have been lovingly decorated down to the smallest detail.

## 2 Deluxe Spa Cottages:

The ancient granary and small stable have been restored and transformed into two romantic Deluxe Cottages, particularly suitable for those seeking privacy. Situated in the heart of the property's garden,

each boasts an independent entrance and a private garden. These suites feature luxury fabrics, exposed wooden beams, terracotta floors, floral decorations, a king-size bed, and a bathroom with a shower. They also include a Turkish bath, aromatherapy, chromotherapy, music therapy, and a Nespresso coffee machine.

#### *1 Classic Spa Junior Suite:*

A very elegant and spacious room featuring a charming seating area with a comfortable sofa and armchairs, and a bedroom furnished with style and refinement. The Junior Suite includes a king-size bed, exposed wooden beams, terracotta floors, fine décor, soft lighting, and a Nespresso coffee machine. Located on the ground floor, the suite is equipped with a luxurious bathroom with a walk-in shower, Turkish bath, aromatherapy, chromotherapy, and music therapy.

#### *1 Classic Suite:*

A refined and spacious suite featuring a charming seating area with a comfortable sofa and armchairs, a bedroom furnished with style and elegance, a king-size bed, exposed wooden beams, terracotta floors, exquisite fabrics, elegant décor, and a Nespresso coffee machine. Located on the second floor, this suite includes a bathroom with a shower and a beautiful private terrace offering a lovely panoramic view over the rolling hills and the town of Cortona.

#### *5 Deluxe Spa Suites:*

Wonderful suites dedicated to wellness, featuring an exclusive private spa within the room. Each of these five suites offers a Turkish bath with multisensory showers, aromatherapy, chromotherapy, music therapy, a double Jacuzzi tub, a living room, a super king-size bed, luxury fabrics, exposed wooden beams, and elegant parquet flooring. These suites are very spacious, each measuring approximately 60 square metres, and are located on the ground floor with a private garden.

#### *4 Exclusive Spa Suites:*

Splendid suites designed for ultimate relaxation, featuring a private spa within the room. Each suite includes a Turkish bath with four multisensory showers, aromatherapy, chromotherapy, music therapy, a triple Jacuzzi tub, and a comfortable living room. The bedroom is furnished with a super king-size bed, luxury fabrics, exposed wooden beams, and elegant parquet flooring. These are the largest suites, each measuring 85 square metres, and are located on the ground floor with a private garden.

#### *1 Exclusive Spa Suite "L'Antico Granaio":*

This elegant and spacious suite, which boasts an independent entrance, is spread over two floors. On the ground floor, there is a private spa with a Turkish bath, multisensory showers with aromatherapy, chromotherapy, and music therapy, a triple Jacuzzi tub, and a living room. The second floor is entirely dedicated to the bedroom, which features a four-poster bed and a wonderful view of the countryside. The suite is completed by luxury fabrics, wooden beams, elegant parquet flooring, and a private garden.



PHOTOS

















