



Property 1633097717



Number of beds: 10

Bedrooms: 5

Bathrobes and Slippers

Bathrobes and slippers provided in each bathroom.



Air Conditioning Throughout

Air conditioning and heating provided throughout the house via mini-split system located in every room. Some bigger rooms, including the great room, have three units. Included in the rental price.



Air Conditioning In The Bedrooms

Air conditioning and heating provided throughout the house via mini-split system located in every room. Some bigger rooms, including the great room, have three units. Included in the rental price.



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

Safe

Safebox available in all bedrooms.

Crib

Available For Events

On request, the villa is available for events.



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

There are multiple wineries and vineyards in the Montalcino area, which is about 28 km from the villa.

The Villa is Less Than 15 km From a Golf Course

The villa is about 18 km dal Royal Golf La Bagnaia.



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

Main House: 4 Double Bedrooms. Annex: 1 Double Bedroom. Main House: Ground floor: Master bedroom 01 (47 sqm), king-size bed. Master bedroom 02 (47 sqm), king-size bed. Upper floor: Master bedroom 03 (37 sqm), king-size bed or twin beds. Master bedroom 04 (37 sqm), king-size bed. Annex: Master bedroom 05 (50 sqm), king-size bed.

Bath amenities

Complimentary Etro toiletries provided in each bathroom.

Nearby

Monteroni d'Arbia is 3 km from the villa: Il Borgo: local butcher and cheese store. Coop: supermarket. Il Conte Dino: enjoys views of San Gerolamo from the patio of Il Conte Dino. Located minutes from the property. La Galera: great local Pizzeria, highly recommended. Gelateria Byblos: when in Italy, eat gelato! Be sure to visit Gelateria Byblos and try one of their amazing gelato. Siena is about 16 km from the villa: Bottega della spesa in campagna: a very nice organic shop where there are lots of different vegetables, cheese, meat and pasta, plus many other items. La Taverna di San Giuseppe: a top recommendation and reservation is recommended. Osteria Da Divo: multi-level restaurant includes a main hall of medieval origin, down a few steps you are in the Etruscan era (great room for events), down further you find yourself in front of two niches suitable for candlelit dinners. The last room wrapped in the particular tufaceous vaults of the Etruscan era. Osteria Le Logge: a cozy environment with light nostalgic taster. Antica Siena: antique store. Bianco e Nero: antique store. Ceramiche San Bernardino: ceramic store.



Gym



Parking Space

A carport is available for up to four cars. Included in the rental price.



Swimming Pool

Unheated infinity saltwater pool, open all year round. 14 x 5 m. Depth: 1.20 to 1.50 m.



Heating

Air conditioning and heating provided throughout the house via mini-split system located in every room. Some bigger rooms, including the great room, have three units. In the bathrooms, a heating rack is installed to act as a towel warmer and also act as additional heater. Included in the rental price.

High Chair



Concierge Service

Pre-arrival planning and on-site concierge services are available and the service is included in the price.



Housekeeping

Light cleaning service is available every day, including Saturday and Sunday from 9:00 am to 1:00 pm. Depending on the number of guests, it will take around 3-5 hours with 1 or 2 cleaners. Included in the rental price.

Smart TV

Mattress topper



Outdoor Hot Tub

Hot tub located next to the pool and open all year round. It can accommodate up to 6 - 8 people. Size: 1.90 x 1.90 m. Depth: 1 m. Feature: heated to a maximum of 40°C.

 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

Podere Monteroni is 96 km from Florence Amerigo Vespucci International Airport, 137 km from Pisa Galileo Galilei International Airport, 184 km from Bologna Guglielmo Marconi Airport, 247 km from Rome Leonardo da Vinci International Airport. Monteroni D'Arbia is just 5 km from the property, Siena is 21 km, Pienza is 42 km, Montepulciano is 55 km, San Gimignano is 58 km, Arezzo is 65 km, Volterra is 71 km, Florence is 94 km, Perugia is 99 km, and Pisa is 182 km.

FEATURES

Main Villa:

- 4 Double Bedrooms
- 4 En-Suite Bathrooms + 1 Guest Bathrooms
- Fully-Equipped Chef Kitchen
- Living and Dining Room
- Additional Living Room
- Outdoor Dining Area
- Outdoor Lounge Area
- Media Room
- Authentic Forno Room

Annex:

- 1 Double Bedroom
 - 1 En-Suite Bathroom + 1 Guest Bathroom (External Access)
 - Living Room
 - Outdoor Lounge Area
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- Infinity Salt-Water Pool and Hot Tub
 - Furnished Poolside Area
 - Ice Maker
 - Pizza Oven
 - Two Grills (One Indoor and One Outdoor)
 - Private Olive Grove
 - Private-Gated Drive
 - Laundry Room
 - Iron and Ironing Board
 - Well-Appointed Gym (Please note that the gym will be fit out in early 2022)
 - Kid/Baby's Supplies
 - Surveillance Cameras
 - 2 First-Aid Kits
 - Smoke Alarm in the Kitchen
 - Fire Extinguishers



DESCRIPTION

Property 1633097717 - MONTERONI D'ARBIA

5 Bedrooms

Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent masterfully-restored estate is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With wonderful views of the surrounding countryside, this exclusive five-bedroom 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.

In half an 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.

The property is a few kilometers from Montepulciano. Exploring the medieval town of Montepulciano, perched on a reclaimed narrow ridge of volcanic rock, will push your quadriceps to failure point. When this happens, self-medicate with a generous pour of the highly reputed *Vino Nobile*. In one hour by car, you can reach San Gimignano, one of the best-preserved medieval towns in Italy. Although the town is small, there is enough art, architecture and fine food to keep you busy for more than one day.

The property is also a few kilometers from Volterra, one of Tuscany's most dramatic hilltop towns. Despite its many attractions, Volterra sees fewer tourists than other Tuscan towns, so you can expect to share its winding stone streets with locals and explore its ancient sites without crowds. Founded by the Etruscans and surrounded by medieval walls, Volterra has a notable historic center filled with fascinating Roman ruins, medieval buildings and alabaster workshops.

In one hour and thirty minutes 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

Perfectly nestled on a hillside in the Tuscan countryside and surrounded by rolling hills, Property 1633097717 boasts 360-degree views and has been carefully restored and crafted to weave luxury and comfort into a genuine Italian experience. Offering a tranquil atmosphere in the heart of Tuscany with more than 550 square meters of living space, this magnificent estate can comfortably accommodate up to ten guests featuring five exceptional double bedrooms with en-suite bathroom spread over the main villa and the annex.

Situated on a hilltop with 360-degree views, this magnificent property boasts an exclusive infinity salt-water pool, a hot tub and a generous poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind, an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation. Please note that the hot tub can be heated to a maximum of 40°C. Offering a peaceful atmosphere, the property also boasts a generous al fresco lounge area and an al fresco dining area under a pergola.

Flooded with natural light, the ground floor of the main villa boasts a generous open-plan living and dining area complete with fireplace and fully-equipped kitchen with island. The dining table can

accommodate up to twelve people. As the evening falls, relax on the sofas with a glass of local wine while you listen to the wood fire crackling. On the ground floor, you will also find an additional living room with comfortable sofas, armchairs and fireplace, a media room with TV, an authentic forno room and a guest bathroom.

Main Villa (4 Bedrooms):

The ground floor of the main villa boasts a double bedroom with king-size bed and en-suite bathroom with shower and free-standing tub. On the ground floor, you will find a second double bedroom with king-size bed and en-suite bathroom with shower and free-standing tub. On the upper floor, you will find a third double bedroom with king-size bed and en-suite bathroom with shower and free-standing tub. The upper floor also boasts a fourth bedroom with twin beds (or king-size bed) and en-suite bathroom with shower.

Annex (1 Bedroom):

Located near the main villa and surrounded by breathtaking countryside views, the annex boasts a fifth comfortable double bedroom complete with king-size bed, en-suite bathroom with shower stall and free-standing tub, and a cozy living room with sofa. Offering a warm atmosphere and abundance of natural sunlight, the cozy living room is equipped with mini fridge and tea kettle at the guests' disposal. In front of the annex, you will find an outdoor lounge area for relaxing and socializing with your fellow guests.

The property also boasts a well-appointed gym for guests to use while enjoying the view of the Tuscan landscape. Please note that the gym will be fit out in early 2022. Each bedroom (both in the main villa and in the annex) is equipped with air conditioning and heating. An additional heating rack can be found in each bathroom. In each bathroom you will also find hairdryer, magnifying mirror, and complimentary toiletries by Etro. A laundry room is available for guests to use. Iron and ironing boards are also available. Surveillance cameras are installed throughout.

PHOTOS















