



## Property 255



**Number of beds:** 44  
**Bedrooms:** 22


Bathrobes and Slippers


Accessibility for people with reduced mobility

**Pets Allowed**

Pets allowed at no extra cost.

 **Playground**

 **Air Conditioning Throughout**  
Included in the rental price.

 **Air Conditioning In The Bedrooms**  
Included in the rental price.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

 **Tennis Court**

**Safe**  
Safe box in each bedroom.

**Crib**

**Available For Events**  
On request, the villa is available for events.

 **Stereo system and DVD**

**Minibar and tea or coffee making facilities**

Available in each bedroom.



**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 a few kilometers from Rosewood Castiglion del Bosco and Montalcino.

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

The villa is about 5 kilometers from Castiglion del Bosco Golf Club. The villa's guests have exclusive access to the Club.

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

The villa is about 1,4 km from the center of Bibbiano.



**Dishwasher**



**Washing Machine**

**Mattress sizes and bed dimensions**

In some rooms, the double bedrooms can be transformed into twin rooms.

**Bath amenities**

Complimentary toiletries by ETRO, with weekly refill.



**Butler**



**Gym**



**Parking Space**

Parking space for up to ten cars. Included in the rental price.



**Swimming Pool**

10 x 20 m. Depth: 1,50 to 2,20 m.



**Heating**

Underfloor heating. Included in the rental price.



**Heated Pool**

Available at an additional cost.

**High Chair**



**Concierge Service**

Included in the rental price.



**Housekeeping**

Daily housekeeping. Included in the rental price.



**SPA**

The SPA includes Jacuzzi, sauna, Turkish bath, cold plunge. Included in the rental price.



**Staff living on site**

The property's managers live in a villa inside the estate.



**Satellite TV**

**Ceiling Fans**



**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

Grosseto 74,9 kmArezzo 91,3 kmFlorence 71,1 kmFlorence Airport 85,8 kmLucca 143 kmPisa 152 km

## FEATURES

- 5 Houses
- 22 Bedrooms en-suites (12 Suites)
- Air conditioning in each room
- Tennis and basketball court
- Pool
- Spa and gym
- Equipped professional teaching kitchen
- Garden with outdoor patio
- Kitchen and breakfast area
- Cantina and wine tasting room
- Bar
- Library and piano
- Play and media room
- iPod docking station
- Conference room (up to 50)
- Parking





# DESCRIPTION

## Property 255 - SIENA

### 22 Bedrooms

### Location and Surrounding Area

Property 255, unique among Tuscan properties, is a beautifully and elegantly restored eight hundred year old village, with stunning views located thirty minutes south of Siena and very close to Montalcino in the Brunello wine growing district.

The Borgo encompasses twenty two suites in the manor house and four village homes arranged around its central piazza, which allows it to function as its own community. Gathering spaces include a formal dining room and outdoor dining terrace, a living room with grand piano and study, media room, library, bar, conference center and ballroom for fifty, cantina and wine tasting room, a professional teaching kitchen, an interior arcaded courtyard, a piazza, and extensive lawn and garden spaces with various shaded benches and a gazebo. Recreational facilities include a 60' oval swimming pool, a fully equipped gym, spa, tennis and basketball court, and bocce court. Individual suites are ample, luxurious, and private, although the public spaces are intended to encourage coming together in all the forms that might take.

**About the Borgo:** Borgo is a hallowed destination like no other, combining the beauty and history of Tuscany in a tranquil setting where people from all over the world can gather today and plan for tomorrow. Nestled on a rural hillside in the province of Siena in central Tuscany, Borgo is an 800-year-old farming village located directly on the historic Via Francigena, the medieval pilgrimage route from Canterbury to Rome. This route specifically connected the monastic stopovers of Monte Oliveto and Sant'Antimo and most likely hosted scores of pilgrims, merchants and adventurers. Through centuries past the Borgo has stood steadfast and strong as a resting and meeting point for travelers. Abandoned by its most recent inhabitants in the 1960s, the Borgo has since been revived to create a place where great thinkers and leaders of the next generation can join together to exchange ideas and reset their compasses for the future.

During the restoration, wherever possible, the structures were left untouched. One can still see the historic wood-burning oven, which is more than 500 years old, and the soft grooves in the brick staircase made by thousands of passing feet. An ancient stone-carved Borghese crest greets visitors outside the dining room, gracing the entryway as it has done for centuries, an indication of prior ownership by the powerful Sienese family. Buonconvento is a working town known mostly in its home province of Siena, in the greatly beloved region of Tuscany. It is also a treasure. The astute guidebooks warn that from the road, Buonconvento appears to be just a pit stop, but that its picturesque center and good museums are well worth exploration.

**Accommodation** The Borgo encompasses 22 suites in the manor house and four village homes, arranged around a central piazza functioning as its own community.

#### Manor House

- Nine bedroom suites
- Master suite with sauna, steam shower, fireplace, wet bar and third floor loggia
- Central music system with individual room controls
- Formal, family, and outdoor dining areas
- Professional teaching kitchen
- Family kitchen with dining and fireplace
- Bar, wine tasting room and cantina
- Library with fireplace
- Media room
- Conference facility and ballroom (accommodates 50) with stage and wet bar
- Living room with fireplace and piano
- Study with wet bar and fireplace
- Interior arcaded courtyard

#### Filippi

- Two suites
- Living area with fireplace
- Kitchen
- Dining area
- Outdoor patio and dining
- Bose speaker system with iPod docking station

#### Santa Teresa

- Four bedrooms
- Living area with fireplace
- Formal dining room
- Outdoor patio and dining
- Washer/dryer
- Bose speaker system with iPod docking station

#### Fede

- Five bedrooms, 1 suite with pullout couch
- Kitchen and breakfast area
- Large living/dining space with fireplace
- Outdoor patio and dining
- Bose speaker system with iPod docking station

#### Colussi

- Two bedrooms
- Living area
- Kitchenette
- Outdoor patio and dining
- Bose speaker system with iPod docking station



PHOTOS









