



## Property 10677



**Number of beds:** 10 + 1

**Bedrooms:** 5

### Bathrobes and Slippers

Bathrobes only.

### Pets Allowed

Dogs allowed, but they are not permitted on sofas, beds, rugs, or other furniture.



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

Crib

### Available For Events

Maximum 50 guests for outdoor events.



Stereo system and DVD



Internet in the garden and common areas

### Close to a vineyard or winery

The villa is located a short distance from Tenuta di Trinoro.

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

The villa is located a short distance from Golf Club Lamborghini.



Dishwasher



Washing Machine

## Mattress sizes and bed dimensions

5 double bedrooms, all with king-size beds and en-suite bathrooms. There is also a single sofa bed in the study for an additional guest. Mattress height: 20 cm. Master suite with bathtub and separate shower. Double bedroom (in the Tower) with shower. Twin room (in the Tower) with bathtub. Double bedroom (in the Annex) with bathtub and separate shower. Twin room with separate shower.

## Bath amenities

Weekly refill.

## Nearby

The villa is a 10-minute drive from Dopolavoro La Foce restaurant. Bars, supermarkets, pharmacy, banks: in Sarteano.



## Parking Space

Outdoor parking area within the property, with space for approximately 5–6 cars.



## Swimming Pool

5 x 16 m.



## Heating

Heating with radiators. Included in the price.



## Heated Pool

Solar panel heating: the pool is naturally warmed up to 28°/30°C in summer and 24°/26°C in the mid-seasons, depending on the outdoor climate. Boiler heating is also available at an extra cost, to be settled at check-out.

## High Chair



## Housekeeping

Daily cleaning service, 3/4 hours every morning. Included in the price.

## Smart TV



## Satellite TV



## Outdoor Hot Tub

Heated hot tub powered by solar panels, included in the price. Boiler heating is also available at an extra cost, payable at check-out.

## 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

Villa Efedra is 151 km from Florence Amerigo Vespucci Airport, 199 km from Rome Leonardo da Vinci Airport, 211 km from Pisa Galileo Galieli Airport, and 233 km from Bologna Guglielmo Marconi Airport. Sarteano is 8 km from the property, Chianciano Terme is 10 km, Montepulciano is 15 km, Pienza is 21 km, San Casciano dei Bagni is 24 km, Montalcino is 36 km, Orvieto is 63 km, Siena is 68 km, Arezzo is 77 km, Perugia is 99 km, San Gimignano is 107 km, and Florence is 136 km.

## FEATURES

### Main Villa:

- 3 Bedrooms (1 Master Bedroom + 1 Twin Room + 1 King-Sized Double Bedroom) + 1 Single Sofa Bed (in the Study)
- 3 En-Suite Bathrooms + 1 Additional Bathroom (near the Study)
- Fully-Equipped Kitchen with Service Room
- Comfortable Living Room with Stone Fireplace
- Spacious Dining Room with Traditional Peasant's Hearth
- Professional-Grade Appliances
- Refrigerator and Ice-Making Machine
- Professional Dishwasher
- Professional Washing Machine and Tumble Dryer
- Security Safe
- Stone-Paved Terrace with Valley Views
- Outdoor Dining Area (Seats up to 16 Guests)

### Annex:

- 2 Bedrooms (1 Twin Room + 1 King-Sized Double Bedroom)
- 2 En-Suite Bathrooms
- Solar-Heated Swimming Pool (with Jet Stream Functionality)
- Solar Hot Tub
- 30 Acres of Private Woodland
- Sheltered Stone-Paved Terrace
- Outdoor Dining Area with Built-In Barbecue
- Outdoor Lounge Areas
- Satellite TV, DVD Player
- Two Stereos with CD Player
- Adaptors of All Types and Fans





# DESCRIPTION

Property 10677 - CASTIGLIONE D'ORCIA

5 Bedrooms

## Location and Surrounding Area

Nestled between the charming villages of Sarteano and Contignano, Property 10677 enjoys an exceptional location in the heart of Tuscany's Val d'Orcia. This idyllic setting offers guests the perfect blend of peace and privacy, surrounded by the region's renowned rolling hills, verdant valleys, and picturesque landscapes. Positioned in an area recognised as a UNESCO World Heritage site, the villa provides panoramic views over the lush countryside, while remaining close to the rich history and culture of Tuscany's towns.

Sarteano, a charming hilltop town in Tuscany, offers stunning views over the Val d'Orcia and a peaceful, idyllic atmosphere. Its historic centre is filled with narrow, cobbled streets, stone houses, and the impressive Castello di Sarteano, a 13th-century fortress with panoramic views. The Church of San Lorenzo, with its beautiful frescoes and rich history, is another notable attraction. With its blend of history, culture, and natural beauty, Sarteano is a delightful destination for anyone seeking to explore Tuscany.

Chianciano Terme is a charming spa town, renowned for its healing thermal waters, which have been used since Roman times. The town offers a perfect blend of relaxation, history, and culture, with lush parks, historic thermal baths, and a delightful historic centre. Visitors can stroll through its picturesque streets, indulge in local cuisine, and explore the Museo Archeologico delle Acque. The peaceful atmosphere and natural beauty make it an ideal destination for those seeking relaxation and wellness.

Montepulciano, a charming hilltop town in Tuscany, is famous for its medieval architecture and stunning views. Its narrow streets lead to the beautiful Piazza Grande, the heart of the town, and visitors can explore historic buildings like the Palazzo Comunale and the Church of San Biagio. Montepulciano is renowned for its Vino Nobile wine, with many cellars offering tastings. The town offers breathtaking views over the surrounding vineyards and hills, making it a must-visit destination in Tuscany.

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## The Property

Perfectly located in the heart of Tuscany's enchanting Val d'Orcia, Property 10677 is a delightful rural villa providing a serene home away from home, keeping the interiors cool and comfortable even during the hot summer months, despite the absence of air conditioning. With breathtaking views over the lush hills, this 300-year-old farmhouse features 5 beautifully appointed bedrooms (3 in the main villa and 2 in the annex), with the option for an additional guest accommodated on a single sofa bed in the study.

Set amidst 30 acres of private woodland, the villa's expansive outdoor spaces offer unparalleled opportunities for relaxation. The sheltered stone-paved terrace faces the valley, making it the perfect setting for al fresco meals. The solar-heated swimming pool, with jet stream functionality, is ideally positioned to take in the stunning landscape, while the solar hot tub promises tranquil moments. A built-in barbecue and ample space for lounging further enhance the outdoor experience.

## Main Villa:

The main villa spans two levels, featuring a living room with an antique stone fireplace, opening onto the terrace. The spacious dining room, with a traditional peasant's hearth, can seat up to 16 guests and leads out to the al fresco dining area. The fully equipped kitchen features professional-grade appliances, including a refrigerator, ice-making machine, and laundry facilities. On the ground floor, there is also a study with a single sofa bed for one additional guest and, adjacent to it, a bathroom with a shower.

On the upper level, the master bedroom with an en-suite bathroom featuring both a walk-in shower and a luxurious bathtub provides an oasis of relaxation and tranquility. A twin room (which can be converted

into a double bedroom upon request) with a spacious dressing room and en-suite bathroom with shower ensures comfort for all. For added charm, the tower double bedroom, accessed via an external stone staircase, boasts a small private terrace and an elegant en-suite bathroom with a walk-in shower.

*Annex:*

The annex offers additional accommodation with two bedrooms, each featuring en-suite bathrooms. One bedroom is a twin room (convertible to a double bedroom upon request), while the other is a spacious king-sized double bedroom. Both rooms provide the same high level of comfort and privacy as the main villa, with tasteful furnishings and soothing décor. The annex's peaceful atmosphere makes it an ideal retreat for guests seeking a little more solitude.



PHOTOS

















