



## Property 126



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

**Number of beds:** 20  
**Bedrooms:** 10

## NEARBIES

La Colombaia is 67 km from Perugia San Francesco d'Assisi Airport, 114 km from Florence Amerigo Vespucci Airport, 174 km from Pisa Galileo Galilei Airport, and 210 km from Rome Fiumicino Leonardo da Vinci Airport. La Colombaia is just 1,4 km from Bettolle, 7 km from Sinalunga, 17 km from Montepulciano, 23 km from Pienza, 24 km from Cortona, 40 km from Arezzo, 44 km from Montalcino, 52 km from Siena, 60 km from Perugia, and 93 km from Florence.

## FEATURES

- 10 Double Bedrooms
- 10 Bathrooms
- 2 Swimming Pools
- Living Rooms
- Fireplaces
- Lush Gardens
- Wood-Burning Oven
- Air Conditioning (In All Bedrooms)
- Parking Space





# DESCRIPTION

## VILLA Property 126 – SINALUNGA

10 Bedrooms

### Location and Surrounding Area

Property 126 enjoys a privileged location in the heart of Tuscany. Perched on a hill, it overlooks a stunning landscape of vineyards, olive groves, and medieval villages. Just 1.4 km from Bettolle, a hamlet of Sinalunga, the villa is perfectly positioned for exploring Tuscany's most iconic destinations, from Siena and Florence to the rolling hills of Val d'Orcia and Crete Senesi. Its strategic setting allows guests to soak in the beauty of the countryside while staying close to the area's rich history, culture, and gastronomy.

Bettolle, a charming hamlet in the municipality of Sinalunga, is a true gem nestled in the heart of Tuscany. Known for its serene atmosphere, it offers a perfect blend of rural beauty and historical charm. Surrounded by rolling hills, vineyards, and olive groves, Bettolle is an ideal spot for those seeking tranquillity while being close to the region's cultural treasures. Sinalunga, the main town, boasts an impressive medieval heritage, with its historic centre, quaint piazzas, and ancient churches.

Famous for its rich history, medieval architecture, and world-renowned VINO Nobile wine, Montepulciano offers breathtaking views of the surrounding vineyards and rolling hills. The town's narrow streets, lined with elegant Renaissance buildings, lead to the main square, Piazza Grande, which is home to beautiful palaces and churches. Montepulciano's historic centre is a delightful maze of picturesque alleys and traditional trattorias, making it the perfect place to immerse oneself in Tuscan culture.

Pienza perfectly captures the essence of Tuscany. Known as the "Ideal Renaissance City," it boasts stunning architecture and breathtaking views of the Val d'Orcia. Its charming streets are lined with historical buildings, including the famous Pienza Cathedral and Palazzo Piccolomini. Pienza is also renowned for its pecorino cheese, a local delicacy, which can be enjoyed in the town's quaint shops and restaurants. With its scenic beauty and rich history, Pienza offers a peaceful and authentic Tuscan experience.

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### The Property

Nestled on the top of a hill in the heart of Tuscany, Property 126 is a magnificent 18th-century villa that combines timeless elegance with rustic charm, offering a perfect blend of comfort and tradition. Its strategic location allows easy access to some of Tuscany's and Umbria's most treasured artistic landmarks. With 10 beautifully appointed bedrooms, this tastefully restored villa accommodates up to 20 guests, making it an ideal destination for families, groups of friends, or those seeking a serene retreat.

The villa's extensive grounds are surrounded by lush gardens, ancient ilexes, and stately cypresses, creating a peaceful, secluded atmosphere. The outdoor spaces are designed for relaxation and beauty, with two stunning swimming pools nestled in the verdant Tuscan landscape, flowering arbours, and a charming wood-burning oven in the olive groves. Guests can enjoy sweeping views of the surrounding countryside, making Property 126 the perfect backdrop for weddings, events, or simply an escape into nature.

### *Main Villa:*

The heart of Property 126 is the main villa, a stunning residence that boasts magnificent views of the rolling Tuscan hills. The top floor features a luxurious suite that is both spacious and intimate, with a unique trussed ceiling and an original central truss that serves as an eye-catching tester over the wrought iron bed. On the first floor, four deluxe rooms offer spectacular views, each with pastel-coloured walls and antique-trade furniture, carefully selected for a refined and timeless aesthetic.

#### *Cottage "Il Fienile":*

Once the hay-loft of the property, Cottage "Il Fienile" has been transformed into a charming retreat. Spread across two floors, the first level features a light-filled living room and a double bedroom, with a shower bathroom. The soft blue tones of the décor contrast with the golden hues of the bed. The second floor is a delightful loft with an antique iron bathtub, offering a peaceful space to unwind. Outside, a private garden and shared swimming pool with Cottage "Il Vecchio Forno" create a serene and intimate escape.

#### *Cottage "Il Vecchio Forno":*

Originally the villa's kitchen, Cottage "Il Vecchio Forno" has been thoughtfully renovated into a graceful living space. The living room is defined by its barrel brick vault and painted floral details, with a romantic fireplace adding to the atmosphere. The bedroom, featuring an antique wrought iron bed, offers views of a private garden that stretches out to a relaxing area. Shared with "Il Fienile," the swimming pool and characteristic gazebos create a tranquil ambiance, perfect for unwinding.

#### *Cottage "La Grancia":*

The final cottage, "La Grancia," is a transformed barn that exudes timeless elegance and rustic charm. The living room, painted in warm tones, centres around a majestic fireplace that cleverly conceals a cooking corner. The double bedroom is framed by a delicate, flowing curtain, adding to the room's intimacy. Outside, the small private garden offers a secluded and peaceful terrace with stunning views over the villa's pool and the rolling, sun-kissed hills beyond.



PHOTOS





















