



## Property 1708344306



**Number of beds:** 12

**Bedrooms:** 6

### Pets Allowed

Only on request, extra costs are defined based on the breed, quantity, and size of the pet.



### Air Conditioning Throughout

Available in all rooms and indoor areas of the property. Included in the rental price.



### Air Conditioning In The Bedrooms

Available in all bedrooms. Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace

### Safe

A safe is available in two of the bedrooms.

### Crib

### Available For Events

On request, the villa is available for events.



### Stereo system and DVD



### 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 about 6 km from Cordella in Montalcino Wine Resort.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

6 Double Bedrooms. All double bedrooms feature king-size beds (180x200). The double bedrooms cannot be transformed into twin rooms.

### Bath amenities

Initial supply.

### Nearby

The villa is about 4 km from a Coop supermarket, 4 km from the Farmacia San Biagio, and 4 km from the Banca Monte Dei Paschi di Siena.



Gym



Parking Space

Outdoor parking inside the property is for five cars (Tesla connection + 220V). Included in the price.



Swimming Pool

12 x 4,5 m. Depth: 1,60 m.



Heating

Underfloor heating. Included in the rental price.



Heated Pool

Pool heating not included in the rental price, available at an extra cost. To bring the pool to a temperature of 30°C or more, at least 48 hours are needed.

### High Chair



Housekeeping

Daily housekeeping (two housekeepers, up to four hours per day, from Monday to Sunday). Included in the rental price.

### Smart TV



Outdoor Hot Tub

2 x 2 m. Heated up to 30°C, up to four people. Included in the rental price.



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

Podere San Quirico is 123 km from Florence Amerigo Vespucci International Airport, 156 km from Pisa Galileo Galilei International Airport, 204 km from Bologna Guglielmo Marconi Airport, and 225 km from Rome Leonardo da Vinci International Airport. San Quirico d'Orcia is 6 km from the property, Montalcino is 12 km, Pienza is 15 km, Montepulciano is 28 km, Siena is 41 km, Grosseto is 69 km, Arezzo is 75 km, San Gimignano is 78 km, Orvieto is 89 km, Volterra is 93 km, Perugia is 95 km, Florence is 116 km, and Pisa is 159 km.

## FEATURES

- 6 Double Bedrooms
- 6 En-Suite Bathrooms + 1 Guest Bathroom + 2 Extra Bathrooms with Shower
- Infinity Pool (Heated, Extra)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Area
- TV Room
- Small Gym with Technogym Equipment
- Wine Cellar
- Outdoor Whirlpool Tub
- Outdoor Dining Area
- Outdoor Shower
- Garden
- Espresso Coffee Machine
- Laundry Room
- Iron and Ironing Board
- Stone Barbecue
- Electric Gate



# DESCRIPTION

Property 1708344306 - SAN QUIRICO D'ORCIA

6 Bedrooms

## Location and Surrounding Area

Immersed in the peaceful Tuscan countryside, this magnificent property is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With charming views of the surrounding countryside, this exclusive six-bedroom villa 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.

The villa is just a stone's throw away from Montalcino, renowned worldwide for its production of Brunello di Montalcino wine, considered one of Italy's finest red wines. Located in the heart of the Val d'Orcia, the town is known for its mediaeval fortress, charming streets, and stunning views of the surrounding vineyards. Wander through the enchanting mediaeval streets lined with charming shops and restaurants, and visit the impressive Gothic-style Palazzo dei Priori.

Located between the more famous towns of Montepulciano and Montalcino, Pienza sits in the heart of the Val d'Orcia. Transformed by Pope Pius II into his imagined utopia of Renaissance urban planning, Pienza stands today as a UNESCO World Heritage Site. The focal point of the town is Piazza Pio II, named after the pope who was born here and who later commissioned Florentine architect Bernardo Rossellino to convert humble Corsignano into his new model town.

In thirty-five minutes by car, you can reach the delightful hilltop town of Montepulciano, best known for its red wine and stunning architecture. Offering charming vistas over the surrounding Val d'Orcia and Val di Chiana, Montepulciano is the highest of Tuscany's postcard-perfect mediaeval hill towns. Standing high atop a hill not far from Siena, the town of Montepulciano boasts elegant Renaissance palaces, ancient churches, charming squares, and breathtaking views over the wonderful Val d'Orcia.

The villa is also a few kilometers from the 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.

Property 1708344306 is 123 km from Florence Amerigo Vespucci International Airport, 156 km from Pisa Galileo Galilei International Airport, 204 km from Bologna Guglielmo Marconi Airport, and 225 km from Rome Leonardo da Vinci International Airport. San Quirico d'Orcia is 6 km from the property, Montalcino is 12 km, Pienza is 15 km, Montepulciano is 28 km, Siena is 41 km, Grosseto is 69 km, Arezzo is 75 km, San Gimignano is 78 km, Orvieto is 89 km, Volterra is 93 km, Perugia is 95 km, Florence is 116 km, and Pisa is 159 km.

## The Property

Situated on a knoll among the enchanting Tuscan hills, Property 1708344306 boasts an impressive 360-degree view of the wild Val d'Orcia. Inspired by mediaeval Siennese architecture, this 800-square-metre villa harmoniously blends with the surrounding landscape. Characterised by large spaces and natural materials, the property is the ideal place to enjoy a holiday in the company of family and friends. With all-round views over the Tuscan hills, Property 1708344306 can accommodate twelve guests in six double bedrooms spread over multiple floors.

Reached via a private road, which leads to a round square that seems to slow down the pace of those who come in front of the stone façade, this magnificent property consists of two joined bodies, one facing north and one facing south. Surrounded by a generous garden, the property boasts an exclusive infinity pool (heated on request, at an extra cost) in travertine, framed by three self-supporting vaults, and a spacious poolside area furnished with sun loungers and deckchairs, inviting guests to sit back and unwind.

Offering a calm atmosphere, the poolside area represents an idyllic spot for basking in the sun and relaxing. With charming views of the countryside, the lawn surrounding the pool also boasts a generous

dining area under the shade of a pergola. With exposed bricks and oak beams as dominant elements, the architecture, both outside and inside, appears majestic and simple at the same time, in harmony with the rural buildings of the surrounding area.

Passing through an elliptical space illuminated by a skylight, from the entrance you reach the living room, dotted with a few but important design pieces, and the wine cellar downstairs, which revolves around an oak plank table. With large windows framing the surrounding hills and villages, the spacious living room, which is the main area of the house, is exquisitely furnished with handcrafted linen sofas, sideboards, and oak bookcases. On the ground floor, you will also find a comfortable TV room, a guest bathroom, and a handy bathroom with a shower.

With an exquisite blend of period charm and modern comfort, the villa boasts many furnishings by local artisans, including the kitchen, which has a central oak island and travertine top. From here, you access a small amphitheatre with aromatic herbs, which frames the stairs and leads outside, where you will find a relaxing whirlpool tub in fine travertine under the vaults of the courtyard. A small gym with Technogym equipment (treadmill, dumbbells, bench, cable column machine, yoga mats) has been created in the attic, which is characterised by exposed beams and a porthole window. Here, you will also find a bathroom with a shower.

An impressive double staircase leads to the two upper floors, where six bedrooms are located. Four double bedrooms, complete with an en-suite bathroom with both a bathtub and a double shower, are found on the first floor (two in the northern block and two in the southern). On the second floor, you will find two double bedrooms, each with its own en-suite bathroom with both a bathtub and shower (in the northern block). With simple forms and authentic materials, the bedrooms boast a rustic style leaning towards a naturalistic and timeless look. All bedrooms feature air conditioning.

PHOTOS















