

Property 10201



Number of beds: 18 + 1
Bedrooms: 9

Bathrobes and Slippers
Bathrobe only.

Pets Allowed
Small-sized dogs are allowed, but they are not permitted on sofas, beds, rugs, or other furnishings.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
Safe available in all bedrooms.

Crib

Available For Events
On request, the villa can host outdoor events for up to 150 people, with an additional cost.

Stereo system and DVD

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 located just a few kilometres 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
9 bedrooms, including 5 double bedrooms and 1 twin bedroom (convertible into a double on request) located in the main house, and 3 double bedrooms in the annex, for a maximum of 19 guests.All double beds are standard EU king-size, while the single beds measure 190 x 100 cm (EU single). All bedrooms feature en-suite bathrooms. Mattress height: 20 cm.Ground floor (Main House):Master bedroom with study and external bathroom with shower.First floor (Main House):One double bedroom with bathroom with shower.One double bedroom with bathroom with bathtub.One twin bedroom with bathroom with shower.One double bedroom with bathroom with bathtub and separate shower.Annex:Three double bedrooms (convertible into twins), each with bathroom with shower.

Bath amenities
Weekly refill.

Nearby
The villa is located 2 km by car from Monteverdi Tuscany. Bars, supermarkets, a pharmacy and banks can be found in Sarteano, 9 km from the villa.

 Gym

 Parking Space
Large outdoor courtyard within the property, with space for approximately 10 cars.

 Table Tennis

 Swimming Pool
5 x 16 m.

 Heating
Underfloor heating. Included in the price.

 Heated Pool
Solar panel heating. The pool naturally warms 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, payable upon check-out.

High Chair

 Housekeeping
Daily housekeeping, 3–4 hours every morning. Included in the price.

Smart TV

 Satellite TV

 Outdoor Hot Tub
Heated via solar panels. Included in the price. Boiler heating is also available, with an additional cost to be paid at check-out.

 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 Marcellino is 158 km from Florence Amerigo Vespucci Airport, 206 km from Rome Leonardo da Vinci Airport, 219 km from Pisa Galileo Galieli Airport, and 240 km from Bologna Guglielmo Marconi Airport. Sarteano is 12 km from the property, Chianciano Terme is 13 km, Pienza is 18 km, Montepulciano is 19 km, San Casciano dei Bagni is 28 km, Montalcino is 32 km, Siena is 65 km, Orvieto is 70 km, Arezzo is 84 km, San Gimignano is 104 km, Perugia is 106 km, and Florence is 147 km.

FEATURES

Main Villa:

- 6 Bedrooms (5 Double + 1 Twin Room) + 1 Single Sofa Bed (Living Room)
- 6 En-Suite Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Grand Dining Room
- Living Rooms with Fireplaces
- Built-In Air Conditioning and Underfloor Heating System (Bedrooms Only)
- High-Speed Wi-Fi (Throughout)

Annex:

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Kitchenette
- Lounge Bar
- Gym and Adjacent Relaxation Area
- Playroom with Ping Pong Table and Table Football

- Solar-Heated Infinity Pool
- Solar Hot Tub
- 3 Acres of Landscaped Gardens
- Terrace with Pergolas, Patios, and Covered Dining Areas
- Vegetable and Flower Garden





DESCRIPTION

Property 10201 - SARTEANO

9 Bedrooms

Location and Surrounding Area
Property 10201 is ideally located just a 20-minute drive from Sarteano, a charming hilltop village in the heart of Tuscany. Surrounded by the enchanting landscapes of the Val d'Orcia, a UNESCO-listed area renowned for its rolling hills, picturesque villages and rich cultural heritage, the villa offers a perfect base for exploring the beauty of the region. Nearby destinations such as Pienza, Montepulciano, and San Quirico are all within easy reach by car.

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.

Pienza, often referred to as the "Ideal Renaissance Town," is a UNESCO World Heritage site and a true gem of Tuscany. Known for its harmonious design and stunning views over the Val d'Orcia, Pienza offers a delightful blend of history, art, and architecture. The town is famous for its beautiful cathedral, Palazzo Piccolomini, and its charming, cobbled streets lined with boutiques selling local artisanal products, including the famous Pecorino cheese.

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The Property
Nestled in the heart of Tuscany's Val d'Orcia, Property 10201 is a stunning and stylish farmhouse offering an unparalleled setting for a truly memorable getaway. With spacious living areas and an elegant design, the villa combines the allure of traditional Tuscan architecture with modern comforts. Surrounded by rolling hills and perched atop a hill, Property 10201 accommodates up to 18+1 guests across 9 beautifully appointed bedrooms, including 6 in the main villa and 3 in the annex.

Set within 3 acres of meticulously landscaped gardens, the property boasts expansive outdoor areas perfect for relaxation. The 10,000-square-foot terrace features elegant pergolas, patios, and covered dining areas. The solar-heated infinity pool (16 x 5 metres), designed to blend seamlessly with the landscape, offers the perfect spot to unwind, while the solar hot tub invites guests to relax. A vegetable and flower garden, along with an automatically watered lawn, further enhance the natural beauty of the grounds.

Main Villa:
Spread over two floors, the main villa covers 450 square metres and includes six bedrooms: five doubles and one twin (convertible to a double upon request), each with an en-suite bathroom and air conditioning. In the living room on the upper floor, a single sofa bed is available for the 19th guest. The

villa is equipped with underfloor heating and high-speed Wi-Fi throughout. The common areas on the ground floor feature living rooms with fireplaces, a fully-equipped kitchen, and a grand dining room. A guest bathroom adds extra convenience.

Annex:
The annex, a beautifully restored ancient barn, adds to the property's appeal with its unique charm. Spanning 200 square metres, the annex offers 3 double bedrooms, each with an en-suite bathroom. The annex also features a lounge-bar, a kitchenette, and a gym with an adjacent relaxation area, making it perfect for both rest and recreation. For those seeking a little more activity, the 1200-square-foot playroom, equipped with a ping pong table and table football, provides hours of entertainment.

PHOTOS

























































