

Property 10443



Number of beds: 12 + 1
Bedrooms: 6

Pets Allowed

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe

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 maximum distance from the city centre is 1.5 km

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

Bath amenities

Nearby

 Parking Space

 Table Tennis

 Swimming Pool

 Heating

High Chair

 Housekeeping

Smart TV

 Staff living on site

 Pool Table

Mattress topper

 Satellite TV

 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

Villa I Caprioli is 101 km from Perugia San Francesco d'Assisi Airport, 146 km from Florence Peretola Airport, 194 km from Rome Fiumicino Airport, 206 km from Pisa Galileo Galileo Airport, and 203 km from Rome Ciampino Airport. Sarteano is just 3 km from the villa, Cetona is 6 km, Chiusi is 13 km, Montepulciano is 24 km, Pienza is 34 km, Montalcino is 47 km, Arezzo is 71 km, Siena is 88 km, Perugia is 93 km, and Florence is 134 km.

FEATURES

- 6 Bedrooms + 1 Room with a Single Bed
- 5 Bathrooms (4 En-Suite + 1 Shared)
- Swimming Pool
- Furnished Poolside Area
- 2 Fully-Equipped Kitchens
- Living Room with Fireplace
- Elegant Dining Room
- Cosy Seating Area
- Charming Cellar
- Study Area with Desk
- Expansive Gardens and Terraces
- Pergola for Outdoor Dining
- Large Lawn for Relaxation
- Private Forests for Peaceful Walks
- Football Pitch
- Badminton Court
- Petanque Court
- Table Tennis
- Pool Table
- Yoga Mats
- Washing Machine and Dryer
- Wi-Fi
- Air Conditioning





DESCRIPTION

Property 10443 – SARTEANO

6 Bedrooms

Location and Surrounding Area
Set in the heart of the picturesque Val di Chiana, Property 10443 offers breathtaking views over the rolling Tuscan hills. Located in the charming town of Sarteano, it is surrounded by lush landscapes, vineyards, and olive groves, providing a peaceful and scenic retreat. The villa's central position, close to the UNESCO-listed Val d'Orcia and historic towns like Pienza and Montepulciano, offers the perfect balance of tranquility and easy access to explore the beauty and culture of southern Tuscany.

Sarteano is a delightful medieval town in the heart of Tuscany, known for its charming historic centre and the impressive Sarteano Castle. It offers a peaceful atmosphere, perfect for relaxing or exploring the surrounding area. Nearby, the town of Cetona is known for its beautiful views of the Val di Chiana, while Chiusi, with its Etruscan heritage, is home to fascinating archaeological sites. Together, these towns create a rich and scenic region, making Sarteano an ideal base to discover the beauty of southern Tuscany.

Montepulciano is a beautiful hilltop town renowned for its medieval charm and stunning views over the Tuscan countryside. Famous for its fine wines, particularly Vino Nobile di Montepulciano, the town offers visitors a delightful mix of history, culture, and gastronomy. Wander through its narrow streets, explore its impressive Renaissance architecture, and enjoy the vibrant atmosphere of its piazzas. Montepulciano is also home to historic landmarks such as the Palazzo Comunale and the Church of San Biagio.

Pienza is a picturesque town known for its Renaissance beauty and its stunning views of the Val d’Orcia. Renowned as the "Ideal City," Pienza is a UNESCO World Heritage Site, celebrated for its harmonious architecture and the work of Pope Pius II. Stroll through its charming streets, visit the beautiful Piazza Pio II, and admire landmarks such as the Cathedral of Santa Maria Assunta and the Palazzo Piccolomini. Pienza offers a taste of authentic Tuscan culture, making it a must-visit destination for those exploring the region.

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The Property
Property 10443 is a restored country house set within a 700-acre estate in the enchanting Val d’Orcia region of southern Tuscany. Nestled between the Val di Chiana and the UNESCO World Heritage Site of Val d’Orcia, the villa offers captivating views over the iconic rolling Tuscan hills. A haven of understated luxury and tranquillity, it is the perfect retreat for private getaways or family reunions, accommodating up to 12 guests in 6 bedrooms. Additionally, a 13th guest can be accommodated in the TV room with a single bed.

The villa’s outdoor spaces are designed to immerse guests in the beauty of the surrounding landscape. A pristine swimming pool invites relaxation under the Tuscan sun, while recreational facilities such as a football pitch, badminton court, and a table tennis area provide endless entertainment. Expansive gardens and terraces, including a charming pergola offering shade for outdoor dining. A large lawn invites relaxation, while private forests beckon for long, peaceful walks.

The ground floor features a fully-equipped kitchen, a charming cellar, and a cosy seating area ideal for quiet moments. This level also hosts two bedrooms, each with direct garden access. The first is a

spacious twin/king bedroom with an en-suite bathroom complete with a tub and shower, while the second is an elegant queen bedroom boasting a private bathroom with a tub and handheld shower. Both rooms offer a seamless blend of rustic charm and modern amenities, ensuring a restful stay.

Upstairs, the first floor houses a stunning master suite with a double bedroom (queen-size bed) and en-suite bathroom, a private suite with a twin/king bedroom, a TV room with a single bed, and a further en-suite bathroom with shower. Additionally, a twin and a queen bedroom share a bathroom with a shower. This floor also features a living room with a fireplace, an elegant dining room, a small fully equipped kitchen, and a study area with a desk.

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PHOTOS


















































































