

Property 10689



Number of beds: 12 + 4
Bedrooms: 6

Bathrobes and Slippers
Bathrobes and slippers are available in every bathroom.

Air Conditioning Throughout
Air conditioning is available throughout the house, including the bedrooms and bathrooms, with split units in every room. Included in the price.

Air Conditioning In The Bedrooms
Air conditioning is available throughout the house, including the bedrooms and bathrooms, with split units in every room. Included in the price.

Hair Dryer In The Bathrooms

Dryer

Fireplace

Safe
There are only 4 safes in the entire house.

Crib

Available For Events
Depending on the type of event, the number of guests may be assessed on a case-by-case basis, as there is no fixed maximum capacity.

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 approximately 28 km from the Montalcino area, renowned for its vineyards and wineries, ideal for visiting and tasting.

The Villa is Less Than 15 km From a Golf Course
The villa is located approximately 18 km from Royal Golf La Bagnaia.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main house: Ground floor:Double bedroom (22 sqm), king-size bed and a sofa bed in the living room.Upper floor:Double or twin bedroom (24 sqm), king-size bed or two single beds.Double bedroom (22 sqm), king-size bed.Double bedroom (24 sqm), king-size bed.Barn:Double or twin bedroom (25 sqm), king-size bed or two single beds, and a sofa bed.Double bedroom (20 sqm), king-size bed.

Bath amenities
Available in every bathroom.

Nearby
Monteroni d'Arbia is about 5 km from the villa. Nearby attractions include: La Galera restaurant and pizzeria, Il Conte Dino restaurant, and Byblos ice cream shop.

Gym

Parking Space
Covered parking for up to four cars is included in the price.

Swimming Pool
Heated saltwater infinity pool, open year-round.18 x 5.5 m.Depth: 0.20 to 1.50 m.

Heating
Air conditioning and heating throughout the house, with split units in every room. Towel warmers in all bathrooms. Included in the price.

High Chair

Concierge Service
Concierge services (pre-arrival planning, advance grocery shopping, and on-site assistance) are included in the price.

Housekeeping
Daily light housekeeping (bath towels and bed linen not changed). Included in the price.

Mattress topper

Satellite TV

Outdoor Hot Tub
The hot tub is open year-round and can accommodate approximately 4-6 people. It can be heated up to 40°C.

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 Monteroni is 96 km from Florence Amerigo Vespucci Airport, 137 km from Pisa Galileo Galilei Airport, 184 km from Bologna Guglielmo Marconi Airport, 247 km from Rome Leonardo da Vinci Airport. Monteroni d'Arbia is just 5 km from the villa, Buonconvento is 15 km, Siena is 21 km, Montalcino is 28 km, San Quirico d'Orcia is 38 km, Pienza is 42 km, Bagno Vignoni is 43 km, Montepulciano is 55 km, San Gimignano is 58 km, Arezzo is 65 km, Florence is 94 km, Perugia is 99 km, and Pisa is 182 km.

FEATURES

Main House:

- 4 Bedrooms (3 Double Bedrooms + 1 Twin/Double Room) + 1 Sofa Bed
- 4 En-Suite Bathrooms
- Spacious Open-Concept Kitchen
- Dining Area With Traditional Tuscan Fireplace
- Open Living Room With Adjacent Viewing Room
- Forno Room With Original Brick Oven
- Interior Courtyard With Pergola-Covered Dining Area

Barn:

- 2 Bedrooms (1 Double Bedroom + 1 Twin/Double Room) + 1 Sofa Bed
- 2 En-Suite Bathrooms
- Seating Area With Kitchenette

- Infinity Pool With Roman Steps
- Paved Sunbathing Area With Loungers
- Heated Hot Tub
- Several Al Fresco Dining Spaces
- Five Acres Of Landscaped Grounds
- Pool House With Sauna, Fitness Room, And Spa Treatment Space





DESCRIPTION

Property 10689 - MONTERONI D'ARBIA

6 Bedrooms

Location and Surrounding Area
Set in the countryside of Monteroni d'Arbia, Property 10689 enjoys a truly privileged location. Surrounded by rolling hills, golden fields, and cypress-lined country roads, the estate offers guests an authentic Tuscan experience in one of the most enchanting areas of the region. The villa is just a short drive from Siena, allowing you to explore its historic centre, while also being perfectly placed for day trips to the Val d'Orcia and its charming hilltop villages, renowned wineries, and breathtaking landscapes.

Just a short drive from the villa lies the medieval city of Siena, one of Tuscany's most treasured gems. Famed for its stunning Piazza del Campo, where the historic Palio horse race takes place twice a year, Siena offers a wealth of architectural and artistic wonders to explore. Stroll through its narrow-cobbled streets, visit the magnificent Duomo with its intricate marble façade, and soak up the city's timeless atmosphere while enjoying a coffee in one of its charming cafés.

The villa is also perfectly positioned for discovering the Val d'Orcia, a UNESCO World Heritage Site celebrated for its postcard-perfect scenery. Rolling hills dotted with solitary farmhouses, vineyards, and cypress trees create an unforgettable landscape. Here, you can visit some of Tuscany's most iconic villages, including Pienza, known for its pecorino cheese and Renaissance architecture, and Montalcino, the birthplace of the world-famous Brunello wine, where you can enjoy wine tastings and vineyard tours.

For those wishing to explore further, the villa offers easy access to other must-see destinations such as Montepulciano, renowned for its Vino Nobile and elegant palazzi, and San Gimignano, the "Medieval Manhattan" with its distinctive towers and panoramic views. Nature lovers will delight in leisurely walks, cycling routes, and scenic drives through the countryside, discovering hidden abbeys, charming villages, and breathtaking viewpoints along the way.

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The Property
Perched high atop a hill in the Tuscan countryside, Property 10689 is a masterfully restored farmhouse that blends timeless character with refined luxury. Every detail has been designed to honour the estate's 400-year-old history while offering state-of-the-art amenities to ensure a seamless stay. With over 700 square metres of living space, Property 10689 sleeps up to 12 guests across six bedrooms spread across the main house (4 bedrooms) and a beautifully restored barn (2 bedrooms), with 4 extra guests on two queen-size sofa beds.

Step outside and discover five acres of perfectly maintained grounds, framed by rows of cypress trees and olive trees. The infinity pool (18 m), complete with Roman steps, invites you to unwind while taking in 360-degree views of the Crete Senesi and the towers of Siena in the distance. A paved sunbathing area with loungers, a heated hot tub, and several al fresco dining spaces provide the perfect setting to enjoy long Tuscan days under the sun. The pool house includes a sauna, a fitness room, and a dedicated space for spa treatments.

The estate's rich past adds an extra layer of fascination to your stay. First recorded in 1598, Property 10689 once stood along a pilgrimage route to Rome and has witnessed centuries of Tuscan life, even housing the French Commander of the Allied troops during WWII. Today, thanks to an exceptional

restoration project led by expert architects and local craftsmen, it stands as a unique place to experience authentic Tuscany, a perfect balance of heritage and modernity.

Inside, Property 10689 combines rustic elegance with modern comfort. Original wood beams, cotto floors, and stone archways have been carefully restored and paired with a contemporary layout. The spacious kitchen and dining area includes a traditional Tuscan fireplace. An open living room with an adjacent viewing room provides ample space for socialising, while the forno room with its original brick oven adds authentic charm. Guests can also enjoy the interior courtyard with a pergola-covered dining area.

Main House (4 Bedrooms):
On the main level, the first master suite has a king-size bed, an en-suite bathroom with shower, and a living room with a convertible sofa bed, fireplace, and air conditioning. Upstairs are three bedrooms: the second master suite features a king-size bed, en-suite with freestanding bathtub and shower, walk-in wardrobe, and private sitting room. The third bedroom has a king-size bed with en-suite, while the fourth can be set up with two twin beds or a king-size bed, also with an en-suite shower.

Barn (2 Bedrooms):
The restored barn provides a separate living space ideal for guests seeking additional privacy. Its upper level features two bedrooms: a magnificent master suite with king-size bed, freestanding bathtub, large shower, and air conditioning, paired with a private seating area on the main level featuring a kitchenette, fireplace, and convertible sofa bed; and a sixth bedroom with either two twin beds or one king bed, an en-suite shower room, and air conditioning.

PHOTOS













































































