

Property 10712



Number of beds: 20
Bedrooms: 10

Bathrobes and Slippers
Bathrobe and slippers available.

Accessibility for people with reduced mobility

Pets Allowed
Small pets are allowed at an additional weekly cost for cleaning.

Air Conditioning Throughout
Not included in the price. Depending on the season, a utility fee applies.

Air Conditioning In The Bedrooms
Not included in the price. Depending on the season, a utility fee applies.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Tennis Court

Safe
Available in all rooms of the main villa and the annexes.

Crib

Available For Events
Events are exclusively reserved for villa guests. The villa is not suitable for large groups and is limited to 24 people.

Minibar and tea or coffee making facilities
Available in all bedrooms.

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The property produces organic wine, and the villa is virtually surrounded by vineyards and olive groves.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main Villa: 2 suites (3 double bedrooms + 1 twin room). 4 double bedrooms.Cottages: 2 double bedroomsAll beds are double. The only twin is in the farmhouse on the first floor, within the family suite (two adults and two children). Mattresses are standard European sizes: 190x170 cm and 190x80 cm.

Bath amenities
Refill provided during the week.

Nearby
The villa is 3 km from Il Patriarca and 6 km from Locanda dei Tintori. It is also 3 km from the supermarket and cafés of the Etrusco shopping centre, and 6 km from banks and Bologni pharmacy.

Parking Space
Inside the villa: a covered parking area near the house for three cars, a covered area near the cottages for two cars, and additional parking by the tennis court.

Table Tennis

Swimming Pool
20 x 4,5 m.Maximum depth: less than 2 m.

Heating
Underfloor heating, not included in the price. Depending on the season, a utility fee applies.

High Chair

Concierge Service
Concierge service primarily available in the morning, with the possibility to contact in the afternoon for urgent requests.

Cook Service
Breakfast is served Monday to Saturday from 08:30 to 10:30, with service and food included. Extra requests (such as international dishes like salmon or gluten-free options) are not included.

Housekeeping
Daily maid service, from Monday to Sunday, from 9:00 am to 12:30 pm. Included in the price.

Smart TV

SPA
Wellness area with a sauna and Finnish sauna. A treatment room is available. Treatments with specialised staff are available on request at an additional cost.

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

Dimora Valentina is 95 km from Perugia San Francesco d'Assisi Airport, 134 km from Florence Amerigo Vespucci International Airport, 195 km from Rome Leonardo da Vinci International Airport, 201 km from Pisa Galileo Galilei International Airport, and 222 km from Bologna Guglielmo Marconi Airport. Sarteano is 6 km from the villa, Chianciano Terme is 12 km, San Casciano dei Bagni is 21 km, Montepulciano is 23 km, Pienza is 33 km, Bagno Vignoni is 34 km, Arezzo is 65 km, Perugia is 86 km, and Siena is 81 km.

FEATURES

Main Villa:

- 3 Suites: West Suite (2 Double Bedrooms), East Suite (1 Double bedroom, 1 Twin Room) + 4 Double Bedrooms
- 5 En-Suite Bathroom + 1 Shared Bathroom + 2 Guest Bathrooms
- Fully-Equipped Kitchen
- Spacious Living Room with a Fireplace
- Dining Room

Cottages (2):

- 2 Double Bedrooms (1 Bedroom per Cottage)
- 2 Bathrooms (1 Bathroom per Cottage)
- Living Room
- Private Patio Connecting the Cottages
- Wellness Area (Sauna)

- Travertine Swimming Pool
- Furnished Poolside Area
- Landscaped Lawn
- Limonaia (with Cooking Area, Bar, Barbecue, Wood Oven)
- 2 Stone Reflecting Pools
- Baby Cots and Camping Cradles (Upon Request)
- Wooden Cot (for Children up to 3 Years Old, in Selected Rooms)
- Bluetooth Soundbars and Speakers
- Netflix
- Washing Machine and Dryer





DESCRIPTION

Property 10712 - SARTEANO

10 Bedrooms

Location and Surrounding Area
Immersed in the peaceful Tuscan countryside, this magnificent recently restored property is ideally located for exploring the region's cultural highlights and stunning natural wonders. With breathtaking views of the surrounding landscape, this exclusive seven-suite villa offers the perfect base for unforgettable day trips to Tuscany's most beautiful towns while providing a unique opportunity to admire its splendid scenery and rich historical and cultural heritage.

Nestled in the rolling hills of southern Tuscany, Sarteano is a charming town that combines history, culture, and natural beauty. Its historic centre features winding stone streets, Renaissance buildings, and the impressive 14th-century castle, offering stunning views over the countryside. The town is also known for its Etruscan heritage, with the remarkable Tomb of the Infernal Quadriga. Visitors can relax in the town's thermal waters, celebrated since Roman times.

Chianciano Terme, located in the heart of Tuscany, is renowned for its thermal spas and wellness treatments, making it a popular destination for relaxation and rejuvenation. The town is surrounded by rolling hills and offers views of the Val di Chiana. Beyond its thermal waters, Chianciano Terme is rich in history, with the historic centre featuring charming streets, piazzas, and the Collegiata Church. Visitors can also explore nearby attractions like the Etruscan Museum and the beautiful Parco Fucoli.

San Casciano dei Bagni is a charming medieval town nestled in the rolling hills of southern Tuscany. Famous for its thermal baths, the town offers a serene escape, where visitors can relax in its ancient sulphur-rich waters, renowned for their therapeutic properties. The town's historic centre is a delightful maze of narrow streets, stone buildings, and quaint piazzas, with stunning views over the Val d'Orcia. San Casciano is also home to the impressive Palazzo Comunale and the beautiful Church of San Leonardo.

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The Property
Located in the heart of Tuscany, this historic farmhouse perched on a hill is a one-of-a-kind villa offering panoramic views of the surrounding vineyards and olive trees. The ancient stone structure, built from travertine blocks, exudes charm, while the property combines modern luxury with traditional elegance. Property 10712 can accommodate up to twenty guests in ten bedrooms across the main villa (eight bedrooms) and two cottages (two bedrooms).

One of the property's most notable features is the swimming pool, which shimmers in the deep golden sunlight, perfectly complementing the surroundings. The travertine pool stretches across the seemingly endless landscaped lawn. Property 10712's outdoor spaces have been thoughtfully designed for moments of relaxation, where time seems to slow down to a peaceful pace. The Limonaia, originally home to lemon trees, is now a multifunctional space featuring a cooking area, bar, barbecue, table, and wood oven.

Main Villa:
The ground floor includes two guest bathrooms, a spacious living room with a fireplace, a dining room, and a fully equipped kitchen. The main villa accommodates up to 16 guests. On the first floor, the West

Suite has two double bedrooms, each with an en-suite bathroom (shower), and a living room, while the East Suite features one double bedroom, one twin room, a shared bathroom with a shower, and a living room. The second floor offers four double bedrooms, each with a TV and an en-suite bathroom with a shower.

Cottages:
To the north of the farmhouse, two newly-built cottages each contain one double bedroom, two bathrooms, and a living room, and are connected by a private patio. These tranquil cottages are nestled in a peaceful setting, surrounded by simplicity and natural beauty, with two stone reflecting pools and views of the vineyards. On the lower level of the cottages, there is a wellness area with a sauna and a space for beauty treatments (treatments are available on request for an additional cost).

Some rooms can accommodate a small bed for children up to 10 years old. Two baby cots are available, with the option to add two more at an extra cost. Three Chicco camping cradles are free of charge, while a wooden cot for children up to three years old is available at an extra cost and can be placed only in certain rooms. The villa has Bluetooth soundbars and speakers instead of a traditional DVD or Hi-Fi system and includes Netflix. The washing machine and dryer are in the family suite on the first floor.

PHOTOS


















































































