

# Property 1633097725




**Number of beds:** 24
**Bedrooms:** 12 + 1

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Playground

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
Safe available in every room.

Crib

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
Fattoria di Cinciano is 2 km away, Monsanto 4 km, and Antinori 22 km.

## The Villa is Less Than 15 km From a Golf Course

L'Abbadia Golf Club is 11 km away.

 Dishwasher

 Washing Machine

## Mattress sizes and bed dimensions

12 double bedrooms + 1 additional room with a double sofa bed for two children, divided as follows:Main Villa:7 double bedrooms, of which 1 is on a mezzanine floor (bed 210x180 cm) and 6 on the first floor (two rooms with beds 200x180 cm, one of which can be split into two single beds; two rooms with beds 200x180 cm not divisible; and two rooms with beds 190x180 cm, both can be split into two single beds).Second Villa:4 double bedrooms, of which 3 are on the first floor (two rooms with beds 200x180 cm, one of which can be split into two single beds; one room with bed 190x180 cm) and 1 on the ground floor (bed 200x180 cm).1 additional room with a double sofa bed, suitable for two children.Cottage:1 double bedroom (bed 200x180 cm; can be arranged as twin).Please note that the maximum number of guests cannot exceed 24. The sofa bed is intended for children staying close to the parents' room, but the overall maximum remains 24. No extra beds can be added. Mattress height: 20 cm.

## Bath amenities

Initial supply of toilet paper and hand soap.

## Nearby

Coop Supermarket is 4 km away, Pam Supermarket 4 km. Osteria 1126 Restaurant is 2 km away, La Sosta di Pio VII Restaurant 4 km. Dr. Max Pharmacy is 3 km away. ChiantiBanca is 4 km away, with ATMs inside Coop and Pam.

 Parking Space

Two parking areas within the property, accommodating up to eight cars. Parking included in the rate.

 Swimming Pool

The pool is open from the second Saturday of May to the last Saturday of September.Approx. 16 x 8 m (rectangular section).Depth: 70 cm (round section) to 160 cm (rectangular section).

 Heating

Heating with radiators in the bathrooms and hot-air splits in the other rooms. Included in the price.

## High Chair

 Concierge Service

Concierge service provided at check-in. Included in the price.

 Housekeeping

Daily housekeeping (one hour per day, between 10:00 am and 12:00 pm; this includes the cleaning of bedrooms and bathrooms; cleaning of common areas is not included) – Sundays excluded. Included in the price.

## Smart TV

 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 Cinciano is 55 km from Florence Peretola Airport, 89 km from Pisa Galileo Galilei Airport, 137 km from Bologna Guglielmo Marconi Airport, and 290 km from Rome Fiumicino Airport. Villa Cinciano is 3 km from Poggibonsi, 11 km from Colle di Val d'Elsa, 15 km from Certaldo, 17 km from San Gimignano, 19 km from Monteriggioni, 35 km from Siena, and 39 km from Volterra.

# FEATURES

Main Villa:

- 7 Double Bedrooms
- 7 En-Suite Bathrooms + 1 Guest Bathroom (Ground Floor)
- Country-Style, Fully Equipped Kitchen
- Dining Room (Seats Up To 24 Guests)
- Gazebo and Outdoor Dining Area
- Barbecue Area and Wood-Fired Pizza Oven
- Travertine Marble Staircase
- Wine Cooler and Ice Maker
- Oven and Microwave
- Coffee Maker, Toaster, and Blender

Second Villa:

- 4 Double Bedrooms + 1 Room With Double Sofa Bed (For Children)
- 4 En-Suite Bathrooms + 1 Guest Bathroom (Ground Floor)
- Large Fully Equipped Kitchen
- Sitting Room

Cottage:

- 1 Double Bedroom
- 1 En-Suite Bathroom (Accessible for Guests with Reduced Mobility)
- Fully Equipped Kitchen
- Dining Area

- Swimming Pool With Shallow Area For Children
- Sunbathing Areas Around The Pool
- Landscaped Gardens With Fragrant Roses
- Shaded Corners In The Garden
- Outdoor Showers
- Outdoor Fridge





# DESCRIPTION

Property 1633097725 - POGGIBONSI

12+1 Bedrooms

Location and Surrounding Area
Nestled in the heart of the Tuscan countryside, the villa enjoys a superb location just a 5-minute drive from the charming town of Poggibonsi, in the province of Siena. Its elevated position offers stunning views over rolling hills, vineyards, and olive groves, capturing the very essence of Tuscany's timeless beauty. Within easy reach, guests can explore the picturesque towns of San Gimignano, Certaldo, and Colle di Val d'Elsa, each offering historic streets, local markets, and exquisite dining experiences.

The surrounding area is a true haven for lovers of Tuscan charm. Just a short drive from the villa, the medieval town of Poggibonsi enchants visitors with its cobbled streets, charming piazzas, and delightful local artisan shops. Guests can savour traditional Tuscan cuisine at family-run trattorias, sip coffee in sun-drenched cafés, and stroll through streets steeped in centuries of history. The town's vibrant yet intimate atmosphere provides the perfect introduction to the rhythms and flavours of rural Tuscany.

A little further afield lies the iconic town of San Gimignano, famed for its striking skyline of medieval towers and UNESCO World Heritage status. Wandering through its charming historic streets, guests will discover picturesque squares, artisan gelaterias, and local wineries producing the renowned Vernaccia di San Gimignano wine. The town's unique architecture, vibrant atmosphere, and timeless charm make it an unmissable day trip for art and culture enthusiasts.

For those seeking scenic landscapes and charming villages, the nearby towns of Certaldo and Colle di Val d'Elsa offer a more intimate glimpse into Tuscan life. Certaldo, with its beautifully preserved historic centre, provides panoramic views of the surrounding hills, while Colle di Val d'Elsa, the "City of Crystal," invites visitors to explore artisanal workshops and elegant streets. The region's rolling vineyards, olive groves, and cypress-lined roads make every journey a feast for the eyes.

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The Property
The main part of Property 1633097725 dates to the 14th century, originally established as a historic watchtower for the Florentine army. The watchtower, the charming adjacent smaller house, and the quaint cottage have all been recently renovated. The property can sleep 24 guests in 12 double bedrooms, including two children in a room with a double sofa bed (7 double bedrooms in the Main Villa, 4 double bedrooms + 1 room with a double sofa bed in the Second Villa, 1 double bedroom in the Cottage).

Most of your days at Property 1633097725 will likely be spent sunbathing around the enormous swimming pool and enjoying a refreshing dip. The pool also features an easy-access area with a shallow section for children. Nearby, you will find a couple of convenient outdoor showers and a fridge to keep fruity cocktails chilled, ready to take back to your sunbed. The landscaped gardens are a delight, offering shady corners where you can relax with a good book while enjoying the heady scent of the roses.

*Main Villa (7 Bedrooms):*
The ground floor of the main house boasts a large, country-style kitchen with all modern conveniences, ensuring that cooking for your friends and family is a pleasurable experience. Meals can be enjoyed in the dining room, which seats up to 24 guests, or al fresco beneath the gazebo, surrounded by the enticing perfume of wisteria. On a clear night, you might even be lucky enough to see shooting stars

while you eat! For those who enjoy outdoor cooking, there is also a barbecue and a wood-fired pizza oven.

The main villa sleeps up to 14 guests in 7 double bedrooms, one of which is on a mezzanine level and the remaining six on the first floor, each with its own en-suite bathroom with shower. Additionally, of the six bedrooms on the first floor, four can be arranged as twin rooms. The bedrooms feature the finest linens and offer superb views of the surrounding rolling Tuscan countryside. A stunning travertine marble staircase gracefully connects the two floors.

*Second Villa (4+1 Bedrooms):*
The second villa is also spread over two floors and offers 4 double bedrooms, each with an en-suite bathroom with shower, one of which is on the ground floor. Additionally, of the three bedrooms on the upper floor, one can be arranged as a twin room. This villa features its own well equipped kitchen and sitting room. It also includes a room with a double sofa bed, on the first floor, suitable for two children. Please note that the maximum occupancy is 24, and the double sofa bed is intended for children only.

*Cottage (1 Bedroom):*
All on one level, the cottage is an idyllic romantic retreat for two guests, offering a beautifully appointed double bedroom (which can be arranged as a twin room) with an en-suite bathroom with shower, thoughtfully designed for guests with reduced mobility, ensuring both comfort and ease of use. With its own fully equipped kitchen and charming dining area, the cottage is completely independent, allowing guests to enjoy complete privacy, intimate meals, and cosy evenings at their own pace.

# PHOTOS























































































