



CHIANTI
&
MORE

PIENZA (Province of Siena)
REF. 349

Near the historical little town of Pienza, surrounded by the sublime soft hills of Val d'Orcia, there is a beautiful villa, which welcomes the guests in an exclusive atmosphere of tranquillity and peace.

The countryside is part of the villa. The elegant property, situated on the top of a hill, with 6 bedrooms and ensuite bathrooms, dominates the surrounding area and offers a magnificent panorama over the Tuscan hills and a 360 degree view over Pienza.

All the different parts of the villa are testimonials of the Tuscan tradition.

The villa is perfect for big groups of people, who love the impressive experience of Tuscany, with sport, culture, well being and good food.

Total comfort and relax are waiting for you in the outdoor areas: open air lounges with sofas and arm chairs in front of the spectacular scenery of Val d' Orcia.

Here you can find tranquillity and peace, while tasting some of the renowned local wines or reading a good book in the shaded hammock.

The villa is surrounded by a large garden full of aromatic herbs, lavender, rosemary, basil and wild flowers. A large portico with a dining table and chairs is the perfect area for al fresco eating and for fully enjoying the freedom of country life in front of a magnificent sunset

The swimming pool is very long like an ornamental lake and ideal for those who love swimming.

The villa has AC and mosquito screens.

You also have free access to the owners' organic kitchen garden for preparing delicious meals with healthy vegetables directly from the garden.

Closest town
Distances

Pienza with all kinds of shops 3 km
Bagno Vignoni 5 km, S. Quirico d'Orcia 6 km, Montepulciano 12 km, Chianciano

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Terme 25 km, Siena 49 km and Chiusi (train station for Florence or Rome) 30 km, Florence 125 km, Roma 200 km

Sleeps max.	12 people
Property	<p>Villa: GROUND FLOOR Entrance to a very big kitchen (stove, freezer fridge, dishwasher, toaster, mixer, American coffee machine, microwave oven, big fire place with grill) in Tuscan style with all modern comforts. A big wooden dining table which seats 12 people, is in front of a French door within a wooden arch, leading onto a 30 sqm panoramic patio.</p> <p>MEZZANINE Reached by a narrow spiral staircase in cast iron; max 2 mts in high and minimum 1,40 mt. It has a double French bed suitable for children. Three steps above kitchen level there is a lounge room with fire place and billiard table and another three steps a small area leading to a double bedroom (possible twin beds) with private bathroom and shower. To the left of the kitchen, up three steps, there is small patio / greenhouse: a magical space in any season. Entrance to a large sitting room with a big fire place, comfortable divans, a library with many books, stereo, TV with DVD. Next to the sitting room there is a small kitchen (oven, fridge, freezer, dishwasher and microwave oven), a sitting room with tv and library, double bedroom (possible twin) with access to the outside and bathroom with double shower (210x75 cm)</p> <p>FIRST FLOOR Accessible from the inside and the outside via an external staircase. Double bedroom with big round hydromassage tub (diam 175 cm) and a private bathroom with shower. Another private bedroom with double shower (150x90 cm). A fascinating double bedroom in warm tones the color of wheat and an antique iron bed; chest of drawers which, in the past, was used as a shop window. The atmosphere is warm and comfortable with two windows looking south. This bedroom has a bathroom with hydromassage. This is the only bedroom with a separate bathroom.</p>
Bedrooms	Six with Air Conditioning (of which five double bedrooms, one twin bedded room which can be made up as a double bedroom)
Bathrooms	Six of which three with Jacuzzi tub, one with double shower stall, two with big shower stall
Kitchen	2 kitchens with totally 2 dishwasher, 2 microwave, coffee machines (moka), 1 american coffee machine, 3 oven, 2 water boiler, 3 fridge with freezer, 1 toaster, 2 blender, fruit juicer,
Garden	Very spacious, lawns
Terrace	Several with outside dining table
Swimming Pool	heated (18x4 mt and cm 140 depth), furnished with a salted water filter system.
Views	Outstanding views on Pienza, the Val d`Orcia and rolling hills
Location	Very private
Pets	Upon request
Parking lot	Covered garages
Laundry	washing machine and dryer
TV	SAT TV with Sky
DVD player	Yes
Phone	no
Internet access	wifi
Air Condition	yes, in the bedrooms, also screens
Weekly rates	High Season 12th June 2021 – 27th August 2021 Euro 9200.-

Mid Season
8th May 2021 - 11th June 2021 and
28th August 2021 – 24th September 2021 Euro 7500.-

Low Season
3th April 2021 – 7th May 2021 and
25th September 2021 -29th October 2021 and
18th December 2021 – 7th January 2022 Euro 6200.-

Winter Season
11th January 2021 – 2nd April 2021 and
30th October 2021 – 17th December 2021 Euro 4200.-

Inclusive Internet wifi, Bed linen, bath towels, pool towels, cleaning of the villa, three times a week, one for the whole house and 2 for the common areas
Cots and highchair Welcome dinner on arrival (wine excluded)
Cleaning of the swimming pool and garden maintenance twice a week
Electricity is included up to 200 kw. Exceeding consumption is charged with € 0,45 per kw

Exclusive and payable to the owner upon departure Final Cleaning (mandatory): Euro 300.- Heating: 5.50€ per cubic meter
Air conditioning: 0.70€ per kWh
Animals on request, Tourist tax, Heating consumption for the pool.
Breakage deposit Euro 1.000.-

& More Air Conditioning and screens in all bedrooms
3 Mountain bikes at the property, table tennis