



CHIANTI & MORE

PIENZA (Province of Siena) REF. 416

A magic place with a view of 360 degrees over the hilly countryside within the Val d'Orcia - an UNESCO heritage. The Villa sleeps 14 persons and offers a splendid 24 mt pool (partially covered for 6 mts), provided by a special purifying system with sodium chloride, very suitable for children and people with skin problems. The villa also has a BBQ area looking over the extraordinary landscape of Val d'Orcia. All the windows have mosquito screens and Air Conditioning is in all the rooms. Parking is on the property. Wifi is free.

The villa is composed of two completely independent apartments in which the typical Tuscan style has been accompanied by all modern comforts.

Closest village	Pienza km 4,5 of paved road plus ca. 1,5 km of dirt road, San Quirico 6 km of paved road plus ca. 1,5 km of dirt road, Province of Siena
Distances	Pienza (with all kinds of shops) at 5 km, Bagno Vignoni (with spa) at 10 km, S. Quirico d'Orcia at 8 km, Montepulciano al 12 km, Chianciano Terme (spa) 25 km, Siena (40 km), Chiusi (with train station) at 25 km, Florence 125 km, Rome 200 km
Sleeps max.	14 people
Bedrooms:	6 double bedrooms 2 single bedrooms
Bathrooms	8 bathrooms (of which one with Jacuzzi)
Interior space	ca 520 sqm
Villa Interiors	Left wing (7 people) 260 sq mt. Ground floor:

Access to the covered part of the swimming pool; entrance to a spacious characteristic kitchen with a semi-professional stove with 9 burners and 2 ovens; microwave oven, freezer, dishwasher, toaster, American coffee machine, mixer, boiler. The kitchen can seat 6 people in front of a large fireplace.

TV room with dining area and access to the courtyard with a long dining table for 15 people.

This wing of the villa has a double bedroom with ensuite bathroom (double shower) and access to the outdoor area.

A small bedroom for teen agers on the balcony with a single bed and private bathroom.

1st floor:

Double bedroom with ensuite bathroom (hydromassage tub).

Second double bedroom with ensuite bathroom with a double shower.

Covered terrace, also accessible from outside, with view over the swimming pool and Val d'Orcia.

Right wing 260 sq mt (7 people):

Access to the covered part of the swimming pool from inside and outside.

Ground floor:

A characteristic kitchen with stove with 9 burners and 2 ovens; small microwave, freezer, dishwasher, toaster, American coffee machine, mixer and boiler. Dining table for 8 people.

External space, with access from the kitchen, with a big table, access to a lounge room with satellite TV and a functional fireplace, warm and romantic lounge with coloured walls.

The Tuscan terracotta provides a classic, traditional Tuscan atmosphere.

Dining area for 15 people. Access to the patio with iron and wooden table for 4 people and a divan for 2.

Double bedroom with access to the external area, ensuite bathroom with large double shower and access to the covered swimming pool.

Second double bedroom with bathroom ensuite and large double shower and access to the outdoor area.

First floor:

Large double bedroom with a canopied bed, 2 x 2 mts, ensuite bathroom (hydromassage tub) with view.

Large double bedroom with ensuite bathroom and fireplace.

Garden	Lawn around the pool, terraces, covered porch, outside dining area, table tennis
BBQ	yes
Swimming Pool	4 x 18 metres external pool Plus 4 x 6 metres internal pool Total of 4 x 24 metres Depth 1,4 m lights for chromotherapy placed in the entire pool With hydromassage and shower (in the covered part)
Views	outstanding on the hills of Val d`Orcia
Location	Very private
Pets	Upon request
Parking lot	Yes
Kitchen equipment	Kitchen 1 at the left wing: semi-professional stove with 9 burners and 2 ovens; microwave oven, freezer, dishwasher, toaster, American coffee machine, mixer, boiler. The kitchen can seat 6 people in front of a large functional fireplace Kitchen 2 at the right wing: characteristic kitchen with 9 burners and 2 ovens; small microwave, freezer, dishwasher, toaster, American coffee machine, mixer and boiler. Dining table for 8 people.
Washing machine	yes
Telephone	no

Internet	Wifi Internet access
TV	Yes – satellite
DVD-Player	Yes
Air Conditioning	Yes
Weekly rates	<p>High Season 12th June 2021 – 27th August 2021 Euro 9200.-</p> <p>Mid Season 8th May 2021 - 11th June 2021 and 28th August 2021 – 24th September 2021 Euro 7500.-</p> <p>Low Season 3rd April 2021 – 7th May 2021 and 25th September 2021 -29th October 2021 and 18th December 2021 – 7th January 2020 Euro 6200.-</p> <p>Winter Season 11th January 2021 – 2nd April 2021 and 30th October 2021 – 17th December 2021 Euro 4200.-</p>
Inclusive	Internet wifi Bed linen, bath towels, pool towels 3 weekly cleaning (di cui 2 delle aree comuni ed una dell'intera casa) Cots and highchair Welcome dinner on arrival (wine not included) Pool cleaning e manutenzone giardino twice a week Electricity is included up to 200 kw. Exceeding consumption: € 0,45 per kw
Exclusive and payable on the spot	Final Cleaning (mandatory): Euro 300.-, Heating: 5.50€ per cubic meter (if used), Air conditioning: 0.70€ per kWh (if used), Animals on request, Tourist tax
Breakage deposit & More	Euro 1000.- the special feature is the indoor and outdoor pool which can be used all year round