

ITALY

# Country Destinations

---

TUSCANY SIENA



# LUXURY VILLA

One eclectic mixture of classic and contemporary, all refined by impeccable taste and prime quality materials

This estate is in the fortunate town councils of the Orcia Valley, enjoying a territory rich in natural beauty and of historical testimonies: fortified villages are all around, as well as famous wineries and walking, trekking, hiking paths. Baths of Chianciano are minutes away and the property is equally distant from Rome and from Pisa, not to mention it's less than an hour away from the Lake Trasimeno, where mooring and surfing are also possible. The main characteristic of this villa is the eclectic mixture of classic and contemporary, all refined by impeccable taste and with an interesting choice of prime quality materials. The villa offers a quantity of space and is an all-seasons perfect property. The villa, founded in 2001, is a neo-gothic building structured on three levels, which has been completely restored. With great eye for detail and inimitable style of interior design are felt throughout the entire estate: this is a place of authenticity with a truly poetic soul. Other design projects completed by the owner include the refurbishment of the Hotel Hassler, Rome and 'The International Wine Academy of Rome' also known as 'Il Palazzetto' on the top of the Spanish Steps.

TUSCANY SIENA













# DETAILED COMPOSITION

A brief description of the  
rooms available and included  
in the property rental

## MAIN VILLA

- **GROUND FLOOR** (dining, TV and studio area air conditioned): 1 Living Room “Della Caccia” • 1 Dining Room • 1 Kitchen • 1 Studio space • 1 TV room space
- **FLOOR 1** (air conditioned): 3 Double or Twin bedrooms with en-suite bathrooms • 1 Honeymoon Double or Twin Suite with living room, balcony, tub and wide shower (chromo-therapy)
- **FLOOR 2** (air conditioned) • 1 Wide Hall with couches, tables, glass windows • 2 Double French bedrooms with en-suite bathrooms •

## COTTAGE

- **GROUND FLOOR** (air conditioned): 1 Entrance hall/sitting area with Kitchenette • 1 Double master bedroom with en-suite bathroom • 1 Twin bedroom with private bathroom

















# IN ONE GLIMPSE

Recap of the property main characteristics all in one glimpse.

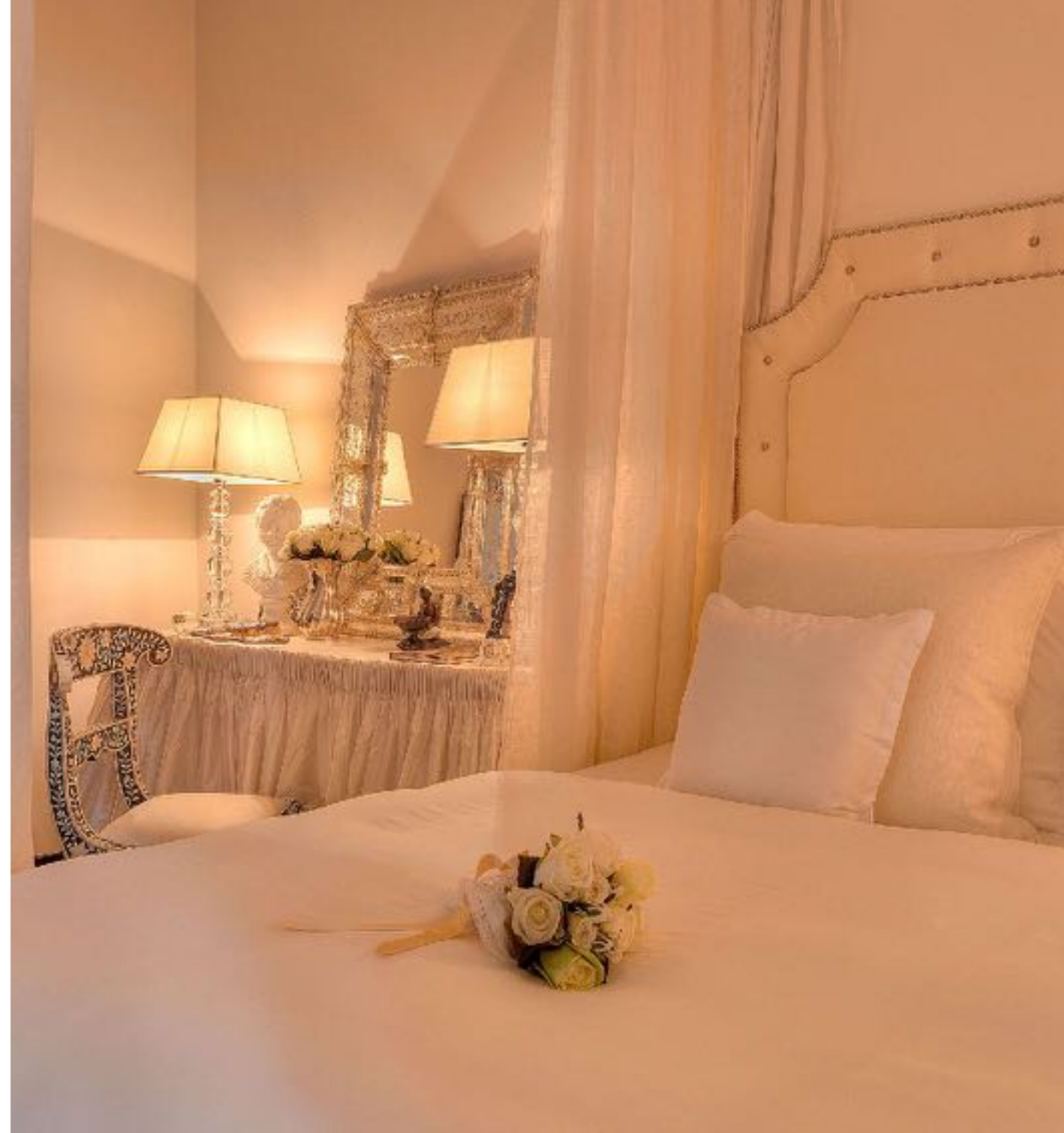
- The property features a heated Swimming Pool (new pavement and interior finishes) (12 by 4 metres)
- The property features Wi-Fi and air conditioning throughout
- The estate is 398 meters and 1309 feet above sea level
- The property offers 700 square meters and 7560 Sq. Ft of living space and nearly 60 acres of land surround the villa featuring an entirely private Italian park marked with the characteristic flora of prestigious Tuscan gardens. The centennial Cedars, Elms, Mediterranean Pines, Cypress, Box shrubs, Bay Laurel, Lemon and Pomegranate trees all overlook the extensive olive orchard from which the owner produces an exquisite and exceptional olive oil
- 8 or 12 in the main villa or 16 using one annex is the maximum number of guests the property can accommodate (prices vary)



# VILLA AMENITIES

Complete list of indoor and outdoor amenities of this property.

- Wi-Fi and AC throughout
- Alarm System
- Automatic gate with remote control
- Automatic illumination
- DVD player
- Gated
- Mosquito nets all bedrooms
- Heated Swimming Pool (new pavement and interior finishes) (12 by 4 metres)
- Pool Tent with changing room and towel storage
- Professional kitchen
- Safe
- SAT TV 400 channels (living room)
- Sound System
- Lovely Path around the property, walkable even with a stroller
- Pool toys for kids
- Wellness area on the top floor of the main villa with massage room, steam room, sauna & Fitness area













# ABOUT VALDORCIA

All the major attractions  
Tuscany is iconic and famous  
for are located in marvellous  
Valdorcia.

---

Val d'Orcia fuses art, landscape and ecosystem in one geographical space, it is considered as the purest expression of a series of marvellous natural characteristics and testament to the people that has long-inhabited it. The images of Val d'Orcia, and particularly the reproductions of their landscapes, representing humans living in harmony with nature, are in fact icons for the Renaissance Age. Gently-rolling hills covered in the dense vegetation of vineyards, olive groves, cypresses, beech and chestnut trees alternate with Medieval habitations, rural villas and castles boasting impervious towers, in a tranquilly-isolated nature, an evocative area shaped by a five-million year of geological. Wine and cheese productions are premium, as this is the cradle of the famed Brunello di Montalcino wine, the Chianti, the Super Tuscans and home to pecorino Toscano cheese of Pienza. Home to Vasari, the great artist who designed Uffizi the way they still are today and the setting for much of Roberto Benigni's Oscar-winning film *La vita è bella* (Life Is Beautiful), Arezzo and its valley are definitely one of the best three locations to visit in Tuscany.

TUSCANY SIENA



# ABOUT TUSCANY

Landscapes, artistic heritage  
and stand-out cities make  
Tuscany an unquestioned  
protagonist of tourism.

---

Blessed with beauty, wine and an unparalleled artistic legacy, Tuscany's a region that largely lives up to its fame. Its fabled rolling landscape has long been considered the embodiment of rural chic, a favourite of foodies and wine lovers, while its cities harbour a significant slice of the world's Renaissance art. Florence in itself, boasts more world-class art than many entire Countries. Famous for its hills outlined by endless rows of cypress trees, majestic castles, thermal spa towns, tiny medieval villages surrounded by olive groves, this is an idyllic region that also features gorgeous emerald green seaside as well as dramatic mountains, all in a very concentrated space. From the fashionable Mediterranean coast to the marble mountains of Carrara, often both visible from one same position, the chestnut forests of the Apennines, the Natural parks with lakes, canyons, thermal springs and grottoes, the luxuriant gardens of the Renaissance villas, olive groves and vines, Tuscany is a fantastic place to visit all year round.

TUSCANY SIENA













ITALY

# Country Destinations