



FACTS

- Sleeps: 8 - 10
- Prices: upon request
- Bedrooms: 4

SERVICES

- All linen, utilities, and firewood
- Concierge service
- Daily cleaning
- Shopping service
- Your Tuscan Dispensa – Welcome grocery upon arrival
- Pastry basket delivered every morning to the Villa
- Newspaper application for Apple and Android devices
- Minibar
- Usage of Estate sauna, steam bath, fitness centre

VILLA SIEN-1604 SIENNA, ITALY

DESCRIPTION

Beautifully restored farmhouse surrounded by beautiful natural green garden

The property is one of the best-preserved estates in Tuscany. The centuries-old, five-thousand-acre estate is nestled in the hilly green countryside outside Siena, grouped around the serene old village with a castle and church that was once a significant farming and communal hub. Guest can enjoy the two restaurants, a bar, a winery with barrel cellar and a cosy smoking room and on the other side of the health spectrum a state of the art spa with La Prairie products and a holistic blend of treatments. To top it off there is a fitness centre, tennis courts and a Tuscan bowling court. The estate offers an 18-hole golf course designed by a famous golfer, a rustic club house and a wildlife reserve of sixty thousand hectares that is an UNESCO World Heritage Site since 2004. The estate's dense woodland is full of deer, wild boar and other wildlife making outdoor undertakings all the more exciting. The luxury resort is just 90km from Florence and 45km from Siena.

The luxury villa for rent was once home to a large farming family and is surrounded by vineyards. The distance to the village is 3.6 kilometres.

The villa has undergone a lot of restoration work. In the conversion process the origin of the building remains visible in the rough stone walls and the original ceiling beams. New modern comforts and luxuries were also introduced and now the villa has an air of stylish sophistication. The property consists of three buildings, the main house, a private annex and a pool house. On the ground floor of the 445sqm main house is the beautiful country living room with an authentic Tuscan fireplace. In rooms leading from there, guests will find the spacious and open dining area and kitchen with garden access and a laundry room. The 58sqm pool house has a living room with fireplace, and a kitchenette for preparing al fresco meals. Villa facilities include flat screen LCD satellite televisions in the living room, all the bedrooms and the guest accommodation, Wi-Fi broadband Internet access, air conditioning in all the rooms, a minibar, iPod docking and a telephone.

The villa sleeps eight people and there are two more single beds available. The main bedrooms are on the first floor of the main house. There is the master bedroom with king size bed, walk-in closet and en suite bathroom, a double bedroom with en suite bathroom and a twin bedroom also with en suite bathroom. The annex has a private double bedroom with en suite bathroom. On the main house ground floor are two



restrooms and the pool house has an additional bathroom.

A private heated swimming pool in a beautiful natural garden was added to the villa in the restoration process. The 75sqm annex and the pool house both have beautiful outdoor living areas. There is an amazing outdoor wood oven and parking on the property is more than adequate.

Services include all linen, utilities and firewood; newspapers, a pastry basket delivered every morning to the villa, a concierge service, usage of the sauna and steam bath and the fitness centre, an estate spa gift and daily cleaning.

BEDROOMS

BR1: King size, en suite bathroom
BR2: Double, en suite bathroom
BR3: Twin, en suite bathroom
BR4 (Annex): Double, en suite bathroom
Extra beds: 2 single

FACILITIES

- Flatscreen TV
- LCD TV
- Satellite TV
- iPod docking
- Telephone
- Wi-Fi
- Pool
- Parking
- Garden
- Safe Deposit
- Air-conditioning (all rooms)
- Close to Golf
- Heated swimming pool
- Outdoor wood oven

LAYOUT

Main house (445.62sqm)

GROUND FLOOR:

Living room, authentic Tuscan fireplace, terrace access

Dining area

Kitchen, laundry room

Two small restrooms

FIRST FLOOR:

BR1: Master king size bedroom, walk-in closet, en suite bathroom

BR2: Double bedroom, en suite bathroom

BR3: Twin bedroom, en suite bathroom

Annex (75.60sqm)

BR4: Double bedroom, en suite bathroom, terrace access

Outdoor living area



Pool house (58.96sqm)

Living room, fireplace

Bathroom

Kitchenette

Outdoor living area

OUTDOORS:

Private heated outdoor swimming pool

Outdoor wood oven

ESTATE FACILITIES:

Two restaurants, bar, cosy smoking room

Spa: sauna, steam bath, relaxation area, La Prairie products and treatments, lush private garden

Fitness centre: next-generation Technogym equipment, training sessions, personal trainer

Infinity pool, Tuscan bowling court, tennis courts

Golf club: 18-hole designer golf course, Club House, practice facilities, bar, restaurant, Pro shop

Winery: tasting room, barrel room

Heliport

Covered Parking Lot

LOCATION

Nearest Airport:

Firenze airport

Airport:

90 minutes by car

Town:

12 KM

Golf course:

10 minutes by car

VILLA SIEN-1604 SIENNA, ITALY

PHOTO GALLERY



VILLA SIEN-1604 SIENNA, ITALY

PHOTO GALLERY

