



FACTS

- Sleeps: 8 - 16
- Prices: upon request
- Bedrooms: 8

SERVICES

- Welcome aperitif
- Gardener and pool cleaning service
- Morning daily cleaning service
- Final cleaning service
- Midweek change of bed linens
- Professional staff for assistance living on site in an independent annex, separated from the villa area

VILLA SIEN-2675 SIENNA, ITALY

DESCRIPTION

Remarkable aristocratic comfort surrounded by lush parklands

The luxurious rental villa is situated in the beautiful Montepulciano area, between Chiusi and Chianciano Terme. The house is in a property of approximately 60 acres of land with a private Italian park containing the characteristic flora of admired Tuscan gardens and an olive orchard from which an outstanding olive oil is produced. The property is the ideal base from which to see the enchanting surroundings, the thermal baths and lovely towns of Tuscany, as well as Rome or Florence which are only 1,5 hours driving from the villa. There are restaurants only 2km away and 5km from the villa you will find the closest town with churches and shops. The closest hospital is 20km away and Florence airport is 120km away.

This is a deluxe aristocratic villa, splendidly furnished by its interior designer owner. The ground floor of the main villa is composed of a beautiful entrance hall, a living room with fireplace and piano and library which also has a fireplace, an elegant dining room, a TV room with DVD and CD player, satellite TV and Wi-Fi access, and a small living room with a writing table. The modern fully equipped kitchen has direct access outside. On the second floor is a large living room area with external access. The honeymoon suite has a separate lounge. There is also a separate garden apartment on the grounds with an open fireplace, living room, kitchen, dining area and private terrace. The main villa can be rented separately or together with the garden apartment. It can be the ideal lodging for an accompanying nanny or for teenagers looking for a little freedom. The villa is air-conditioned and protected by an alarm system. Children and small pets are welcome but unfortunately the villa is not suitable for mobility impaired individuals.

On the first floor, reached via a marble staircase, there are four double bedrooms. Three of them are spacious, double bedrooms, each with a private bathroom with bathtub and shower facilities. Then there is a romantic and luxurious honeymoon suite with a private terrace overlooking the private park. On the second floor there are two French bedrooms with private bathrooms. At the back of the villa is a two bedroom two bathroom apartment. One room is a double with en suite bathroom and the other a twin with private separate bathroom.

Amidst the beautifully tended gardens and lush parklands is a large sparkling swimming pool surrounded by various comfortable pieces of outdoor furniture, a



covered day bed, gazebos and an alfresco dining area.

The private rental villa offers professional assisting staff such as an onsite English speaking house manager ready to satisfy any possible request, a daily house maid, and a gardener that also looks after the pool, all living on site in an independent annex, separated from the villa area.

Small pets allowed on request.

The villa is not suitable for mobility impaired individuals.

BEDROOMS

BR1: Double, en suite bathroom

BR2: Double, en suite bathroom

BR3: Double, en suite bathroom

BR4: Four-poster, en suite bathroom

BR5: French, en suite bathroom

BR6: French, en suite bathroom

BR7 (Annex): Double, en suite bathroom

BR8 (Annex): Double, en suite bathroom

FACILITIES

- | | | |
|-----------------|--------------------|---------------------------------------|
| ▪ DVD | ▪ Pool | ▪ Piano |
| ▪ Flatscreen TV | ▪ Parking | ▪ Alarm system |
| ▪ Satellite TV | ▪ Home Cinema | ▪ Laundry facilities (staff use only) |
| ▪ Wi-Fi | ▪ Air-conditioning | |

LAYOUT

Main house:

GROUND FLOOR:

Entrance hall

Living room, fireplace

Dining room

Fully equipped kitchen, garden access

Library, fireplace

Study

TV room

FIRST FLOOR:

BR1: Double bedroom, en suite bathroom

BR2: Double bedroom, en suite bathroom

BR3: Double bedroom, en suite bathroom



BR4: Honeymoon suite, four-poster bed, walk-in closet, en suite bathroom, walk-in shower, separate lounge, private terrace access

SECOND FLOOR:

Large living room, external access

BR5: French bedroom, en suite bathroom

BR6: French bedroom, en suite bathroom

Garden apartment:

Living room, fireplace

Dining area, kitchen

BR1: Double bedroom, en suite bathroom, walk-in shower

BR2: Master bedroom, en suite bathroom, walk-in shower

Private patio, alfresco dining area

OUTDOORS:

Swimming pool

Outdoor furniture, covered day bed

Alfresco dining area

Gazebos

LOCATION

Nearest Airport:	Florence
Airport:	120 KM
Town:	5 KM

VILLA SIEN-2675 SIENNA, ITALY

PHOTO GALLERY



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PHOTO GALLERY

