

## FACTS

- Sleeps: 6 - 8
- Prices: upon request
- Bedrooms: 3

## 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-2677 SIENNA, ITALY

### DESCRIPTION

Broad vistas, relaxing atmosphere with friends

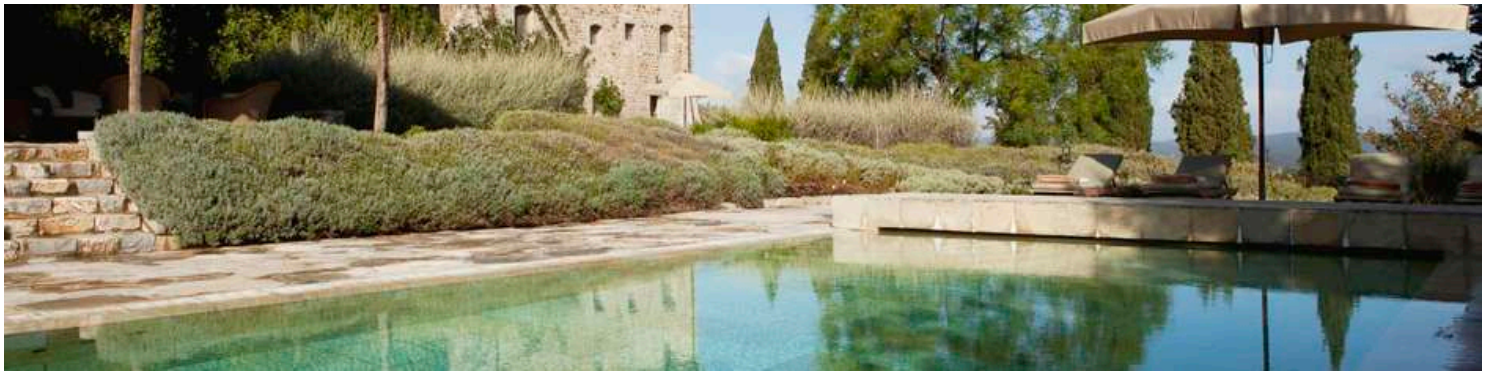
The five-thousand-acre, centuries-old estate is nestled in the hilly green countryside outside Siena, grouped around the serene Borgo with a castle and a church that was once a significant farming and communal hub. The property is one of the oldest and best-preserved estates in Tuscany. Guest can enjoy 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 legendary golfer, a rustic club house and a vibrant wildlife reserve of sixty thousand hectares that is an UNESCO World Heritage Site since 2004. The estate's dense woodland is teeming with deer, wild boar and other wildlife making outdoor activities even more thrilling. The luxury resort is just 90km from Florence and 45km from Siena.

The beautiful rental villa was built on the ruins of a medieval castle and is perched on a hill just a short walk away from and overlooking the Borgo.

This luxury three level villa of 353sqm has one of the snuggest interiors on the estate. The ground floor has a comfortable living room with a Tuscan fireplace, several plush sofas and a thick carpet. Next to it is the dining room and beautiful fully equipped kitchen and a laundry room. Making this villa even more special is flat screen LCD satellite televisions in the living room and in all the bedrooms, Wi-Fi broadband Internet access, air conditioning, a minibar, iPod docking and a telephone.

The property comfortably caters for six overnight guests and there are two more single beds available. The ground floor of the luxury villa for rent has a small restroom, and as you go upstairs you will find the indulgent bedrooms. The first floor contains a double bedroom with a Tuscan fireplace and en suite bathroom and a twin bedroom also with en suite bathroom. The second floor houses the extravagant master king size bedroom with walk in closet and luxurious en suite bathroom. Outside near the swimming pool is another bathroom.

The extremely inviting heated swimming pool and a garden with captivating views over enduring Tuscan landscapes complete this villa's tranquil ambience. There is also an adjacent panoramic outdoor terrace with living and dining area beneath a shady



pergola, and a wood fired oven to gather around with friends. There is more than enough parking space on the property.

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.

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## BEDROOMS

BR1: Double, en suite bathroom

BR2: Twin, en suite bathroom

BR3: King size, en suite bathroom

Extra beds: 2 single beds

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## FACILITIES

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

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## LAYOUT

### GROUND FLOOR:

Living room, authentic Tuscan fireplace, terrace access

Dining room

Kitchen, laundry

Small restroom

### FIRST FLOOR:

BR1: Double bedroom, Tuscan fireplace, en suite bathroom

BR2: Twin bedroom, en suite bathroom

### SECOND FLOOR:

BR3: Master king size bedroom, walk-in closet, en suite bathroom

### OUTDOORS:

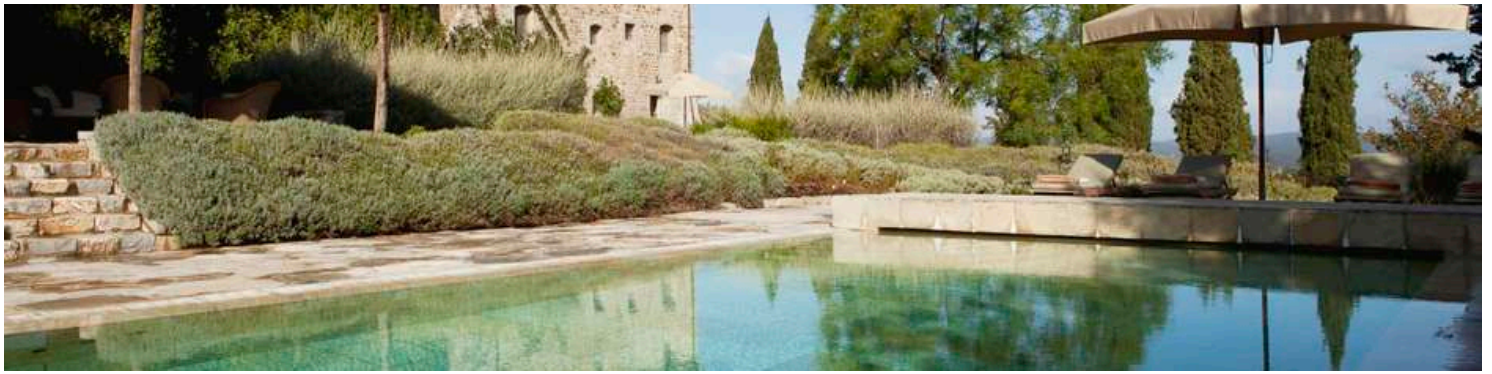
Private heated outdoor swimming pool, bathroom

Outdoor wood oven

Outdoor terrace with living and dining area beneath a shady pergola,

Panoramic outdoor living area

### 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

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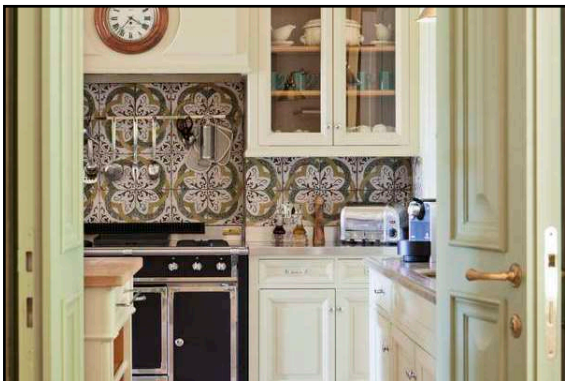
## LOCATION

Nearest Airport:	Firenze
Airport:	90 minutes by car
Town:	12 KM
Golf course:	10 minutes by car

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# VILLA SIEN-2677 SIENNA, ITALY

## PHOTO GALLERY



# VILLA SIEN-2677 SIENNA, ITALY

## PHOTO GALLERY

