



FACTS

- Sleeps: 18 guests
- Prices: upon request
- Bedrooms: 9

SERVICES

VILLA VALD-3120 VAL D'ORCIA, ITALY

DESCRIPTION

Catered, traditional Tuscan villa for the whole family

The spacious luxury villa is perfectly placed in the heart of Tuscany. Nestled between the hills of the Crete Senesi and the gentle slopes of the Val d'Orcia National Park, a UNESCO world heritage site in the Province of Siena, the rental villa sits on 12-hectares of land. It has a small vineyard, over 200 olive trees and spectacular 360-degree views of Pienza and the surrounding Tuscan hills. Pienza is the closest town, 10 kilometres away, the nearest airport is in Florence 1,5 hours' drive away and 20 minutes away you will find the Golf Club Sinalunga.

The property dates back to the 18th century, and its stonework has been beautifully reconstructed in keeping with traditional local architecture. Inside, majestic arches, vaulted ceilings and terracotta tiles creates the feeling of an authentic Tuscan property. The amazing living and dining room is divided between a living area with an original fireplace and comfy sofas and the dining area with a long wooden table, seating up to 18 people. There is also another smaller dining area for up to six people. A state-of-the-art kitchen gives the chef or any guests wishing to cook all that is needed to prepare the most delicious dishes for small or large groups. An office area, a large cinema room with surround sound and PlayStation 4, and a chilled wine cellar makes this an even more exciting place stay for the whole family. Digital controlled heating and air-conditioning systems and high-speed internet are available in all areas. There is an alarm system in the main house and in the annex linked to responsive security team, SKY satellite TV in the sitting room and a library of films on DVD and on hard-drive.

There are seven bedrooms in the main house and two bedrooms in the annex. Each bedroom is unique with stunning views of the valleys beyond. Most rooms have a private entrance or adjoining room and all have fireplaces. All of them have spacious built in wardrobes and en suite bathrooms. Three double bedrooms are on the ground floor, one with patio access and another with stairs to a mezzanine area with a single bed. Four more bedrooms are on the first floor. Two with sofa beds in sitting areas and one with a large sitting area, double sofa and bureau. The annex has a large sitting area with a double sofa, bureau and fireplace and two more double bedrooms. Luxuriously furnished with an elegant mix of antique and modern pieces, the rooms are finished with warm rugs and beautiful paintings. All the rooms wall-mounted plasma screen TV's and portable telephones.



Outdoors is a heated 12m x 6m swimming pool with a pool terrace and sun loungers. There are various poolside relaxation areas, a lounge area, dining area, outdoors kitchen with a gas BBQ and fridge, a pergola-covered area overlooking the pool with two sitting areas and a patio ideal for al fresco dining. Surrounding the luxury villa is 11 hectares of land, with stunning gardens divided into several elegant sitting and dining areas with lounging sofas, comfortable chairs and hammocks. For the kids there is a wooden playhouse, slide, swing, see-saw, table tennis, table football and a five-a-side football pitch.

BEDROOMS

BR1: Double, en suite bathroom
 BR2: Double, en suite bathroom
 BR3: Double, en suite bathroom
 BR4: Double, en suite bathroom
 BR5: Double, en suite bathroom
 BR6: Double, en suite bathroom
 BR7: Double, en suite bathroom
 BR8: Double, en suite bathroom
 BR9: Double, en suite bathroom
 Extra single bed: BR2
 Single sofa bed: BR4, BR6

FACILITIES

- | | | |
|--------------------|----------------|------------------------------|
| ▪ DVD | ▪ Pool | ▪ Air-conditioning |
| ▪ Satellite TV | ▪ Parking | ▪ PlayStation 4 |
| ▪ Plasmascreeen TV | ▪ Garden | ▪ Table-tennis |
| ▪ Telephone | ▪ Home Cinema | ▪ Table-football |
| ▪ Wi-Fi | ▪ Safe Deposit | ▪ Five-a-side football pitch |

LAYOUT

Main house:

GROUND FLOOR:

Entrance hall

Office area, cloakroom, storage cupboards

Lounge area, fireplace, terrace access

Formal dining area, table seating 12 (can extend to seat 18), terrace access

Informal dining area, antique dining table seating 6

Fully equipped kitchen

Chilled wine cellar (temperature-controlled)

TV room: surround-system, DVD, PlayStation 4



BR1: Double bed, plasma-screen wall-mounted TV, fireplace, en suite shower room, patio access: stunning views

BR2: Double bed, plasma-screen wall-mounted TV, en suite shower room, stairs to mezzanine area: single bed, patio access

BR3: Double bed, plasma-screen wall-mounted TV, sitting area, fireplace, en suite shower room

FIRST FLOOR:

BR4: Sitting area: single sofa bed, plasma-screen TV, fireplace; Bedroom: double bed, en suite shower room

BR5: Sitting area: single sofa bed, wall-mounted plasma-screen TV, fireplace; Bedroom: double bed, en suite shower room

BR6: Double bed, wall-mounted plasma-screen TV, en suite bathroom (bath, shower unit)

BR7: Large sitting area: double sofa, bureau, wall-mounted plasma-screen TV, fireplace; Bedroom: double bed, luxurious en suite bathroom (bath, separate shower unit)

Annex:

Large sitting area: double sofa, bureau, wall-mounted plasma-screen TV, fireplace

BR8: Double bed, en suite shower room

BR9: Double bed (separated from living area by sliding door), en suite shower room

OUTDOORS:

Heated swimming pool (12x6m), pool cover, pool terrace, sun loungers

Pool side relaxation areas: lounge area, dining area, outdoor kitchen: gas BBQ, fridge
Outdoor shower

Pergola-covered area overlooking the pool: two sitting areas including a double lounge

Patio: wonderful views, alfresco dining area

11 hectares of land, stunning gardens: divided into several elegant sitting, dining areas: lounging sofas, comfortable chairs, hammocks

For the kids: wooden playhouse, slide, swing, see-saw, table tennis, table football, a five-a-side football pitch

LOCATION

Nearest Airport:	Florence
Airport:	1.5 hours by car
Town:	10 minutes by car
Golf course:	20 minutes by car

VILLA VALD-3120 VAL D'ORCIA, ITALY

PHOTO GALLERY



VILLA VALD-3120 VAL D'ORCIA, ITALY

PHOTO GALLERY

