

# Villa Morgana

Region: Montepulciano Sleeps: 14

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## Overview

Villa Morgana is a vibrant and alluring Tuscan villa set within abundant private grounds, brimming with traditional charm, with stunningly rustic views.

This stylish home was designed and constructed by its first owner - a distinguished international landscaper and interior designer. He built the house to resemble an old luxury resort in Tuscany, whilst providing all contemporary comforts. Both elegant, yet home-like, this home offers discreet and understated luxury within a warm and inviting environment, framed by beautiful poplars and pine trees, mustard clad exterior and shaded verandas.

The lawns are impeccably executed, with elegant parasols and swinging garden seats, an array of al fresco dining spots and views that are straight out of a Renaissance painting! The pool is dazzling in its elegance, framed by fragrant jasmine plants, statues and billowing four-poster day bed. Guests will adjust the pace as they sit back with a cooling drink or a good book.

Surrounded by fifty acres of oak woodland, farming pastures and olive groves, this is every inch the tranquil and rural escape. The gardens are wonderfully natural and offer a true slice of unspoilt Tuscany.

The interiors are Villa Morgana are understated, chic and effortlessly stylish. The original home has been subtly updated, retaining the original spirit of the farmhouse style. Tiled flooring, stone exterior, wooden shutters and antique furnishings create an aura of authenticity. The quality of fittings and raw materials is uncompromising; an agile design eye has finished this home with grace and panache.

Muted tones, ambient lighting, with bold splashes of deep crimson and ornate accessories blend to create an inviting yet stylish haven. Semi-open plan living has a roaring open fireplace as its focal point; this is a space to recline away from the strains of modern living and reconnect.

Villa Morgana has a discreet and restful ambience, its low-key palette and subtly elegant finishes create a home-like feel. The indoors and outdoors blend seamlessly in this home, and there are endless intimate nooks for an evening drink beneath the stars.

The kitchen offers informal dining, within the suave yet cosy ambience



inherent to this home, providing top range fittings, within a charmingly original structure. There are ample little corners for seclusion and peace; a gorgeous writing desk, a kitchen fireside banquette to enjoy a glass of local wine as supper cooks.

Villa Morgana accommodates fourteen guests, across seven bedrooms and six bathrooms. The bedrooms are every inch the style haven, offering immaculately executed living space - refined and sedate, each bedroom has its own accents of colour and special touches, whether it be lavish armchairs, plush silks upholstery, window seats or four-poster beds. These bedrooms offer the glamour of a boutique country hotel, along with the seclusion of a private home.

Villa Morgana is a true retreat, set in the Sienese hills, away from the crowds and bustle; a haven of discreet luxury, understated stylishness and modern glamour, not comprising on original charm and sedate outdoor living.

## Facilities

Wow Factor • Instagrammable • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • Satellite TV • Working Fireplace • Heating • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Morgana is a fabulous Tuscan villa that boasts a blend of traditional and luxury finishes. The villa is spread over three floors, sleeping up to 14 guests in 7 bedrooms.

### Lower Ground floor

- Twin bedroom (can be joined) with en-suite bathroom
- Utility room with washing machine and tumble dryer

### Ground floor

- Entrance Hall
- Fully equipped kitchen with fireplace and table sitting 5 people, opening onto the dining room (9 seats) with doors leading to the veranda
- Bathroom with bath with integrated shower
- Large master bedroom with king-size four-poster bed and views over the garden with door opening to the pool. En-suite bathroom with bath and integrated shower
- Living room with satellite TV, DVD player and radio, large fireplace and an alcove that includes a large antique desk
- Twin bedroom (can be joined) with four-poster beds

### First floor

- Bathroom
- Double bedroom with four-poster queen-size bed
- Second master bedroom with four-poster king-size bed with views of the stunning countryside, very large closet and en-suite bathroom with bathtub and integrated shower
- Double bedroom with desk opening onto a private west-facing terrace with views over hills. Walk-in closet and en-suite bathroom
- Twin bedroom (can be joined) with four-poster beds

## Outside Grounds

- Heated swimming pool (14 x 5,5 m)
- Garden
- Veranda with al fresco dining
- Sun loungers

## Facilities

- Bose sound system



## Location & Local Information

Villa Morgana is nestled in the Val d'Orcia, outside of Siena, in Northern Tuscany.

Siena is the embodiment of a medieval city. Throughout the centuries, the city's Gothic appearance has been preserved and today it is listed as a world heritage site by UNESCO. Piazza del Campo dominates the city centre and is the starting point of every visit. It is one of the biggest medieval squares in the world and has an unmistakable peculiar shell-shape. Every year, in the summer months, the famous Palio Horse Race takes place here.

The Tuscan landscape is considered among the best that Italy has to offer, with its splendid hills, elegant architecture, olive trees and vineyards the views at every turn are enchanting and awash with seasonally changing colours.

Visitors to Tuscany come for many reasons. Many come in search of fine art and others to explore the extraordinary countryside. Gourmets and wine buffs descend on Tuscany to enjoy the simple but wonderful cuisine and wine.

Walkers enjoy the mountain paths, cyclists the rolling hills, and summer vacationers the sea coast and islands. Students come to learn the beautiful Italian language and culture.

Tuscany is possibly the greatest repository of art in the world, from extraordinary paintings and sculptures to frescoes and architectural masterpieces. This captivating region is a hub of Italian life, boasting the finest dining, the finest wines and breathtakingly picturesque scenery.

## Local Amenities

|                    |  |
|--------------------|--|
| Nearest Airport    | <b>Perugia Airport<br/>(75 km)</b>       |
| Nearest Airport    | <b>Siena airport<br/>(110 km)</b>        |
| Nearest Village    | <b>San Casciano dei Bagni<br/>(3 km)</b> |
| Nearest Town/City  | <b>Orvieto<br/>(55 km)</b>               |
| Nearest Restaurant | <b>(1.5 km)</b>                          |



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|---------------------|--|
| Nearest Bar/Pub     | <b>San Casciano dei Bagni<br/>(3 km)</b> |
| Nearest Supermarket | <b>San Casciano dei Bagni<br/>(3 km)</b> |
| Nearest Shop        | <b>San Casciano dei Bagni<br/>(3 km)</b> |

## What Oliver loves...

- Stunning outdoor spaces comprising acres of mysterious woodland; elegant poolside and day beds, charming cobbled terraces and courtyards as well as shaded verandas, olive groves and the fragrant scent of jasmine in the air!
- Stylish and chic interiors providing every comfort within a discreetly luxurious tone
- Rural and secluded location offering the best of Tuscan tranquillity

## What you should know...

- Twin beds can be pushed together if required, subject to prior arrangement
- A vehicle is necessary in order to benefit from all that this rich and varied region has to offer
- This home is a rustic, traditional country home rather than a serviced, resort-style experience
- Short-stays may be accepted on request from September to mid-May

# Terms & Conditions

- Security deposit: €2.000,00 payable by Wire Transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 6.30 p.m. (late check-in fee after: €25, payable locally in cash).
- Departure time: 7.00 a.m. - 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Linen & towels included in the rental price (changed on Wednesdays).
- Pets welcome?: Pets are not allowed.
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 7 nights. Short-breaks may be allowed on request only from September to mid-May.
- Heating costs included?: Extra €180/day, paid locally. Wood for the fireplace: extra €250/week (if required).
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pool heating charge?: Extra € 300,00/day. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes, changed once a week.