

# Villa Sinalunga

Region: Montepulciano **Sleeps: 16**

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## Overview

Nestled within 32 hectares of lush woods, olive groves, and vineyards lies Villa Sinalunga, an authentic estate that beckons with its charm and tranquillity. Located conveniently for exploration, it's a mere 90-minute drive from Rome or a short 20-minute jaunt from Lake Trasimeno, making it a gateway to the picturesque regions of Tuscany, Umbria, and Lazio.

As you step into the villa, you're greeted by a spacious interior that seamlessly blends comfort with elegance. The heart of the villa boasts a sprawling 96-square-metre master living room adorned with a rustic fireplace and stone seats, inviting you to unwind by its warmth. Adjacent to it, a billiard room sets the stage for friendly competition and leisurely evenings. The 40-square-metre kitchen, also boasting a cosy fireplace, seamlessly transitions into the dining area, promising delightful culinary experiences and lively conversations. Completing this floor are two convenient bathrooms and a laundry room, ensuring your every need is met with ease.

Ascending to the first floor, a world of comfort and refinement awaits. The Compagnia del Cappello room exudes sophistication, offering a spacious retreat with a cosy anteroom and a luxurious bathroom featuring a floor-level bathtub. The Niccolò da Montefeltro room, adorned with a double bed, presents an ideal haven for relaxation, complete with an adjacent anteroom housing a baby bed. Meanwhile, the Ugo dell'Ala room offers modern comforts with its double bed and en-suite bathroom, while the Giacomo Tolomei, Consiglio dei Dodici, and Ugolino de Sabbatini rooms provide ample space for rest and rejuvenation. A reading room with a fireplace and a lavish bathroom with a Jacuzzi complete the floor, promising indulgent moments of reprieve.

For additional privacy and comfort, a charming 35-square-metre cottage adjacent to the main building beckons with a living room, kitchenette, fireplace, and a plush double bed. Equipped with modern amenities such as TV, air conditioning, and a full bathroom with shower, it offers a serene retreat amidst the estate's natural splendour, and is a wonderful addition for families travelling with parents/grandparents, friends, or older teens.

Outside, the villa unfolds into a haven of relaxation and recreation, boasting a private pool (7 x 14 x 1.2 - 2.4) surrounded by verdant landscapes, perfect for soaking up the sun or enjoying refreshing dips. A barbecue area invites culinary adventures al fresco, while ample outdoor seating promises



enchanting moments under the open skies.

Whether you're planning a family reunion, a special celebration, or simply seeking refuge from the bustle of everyday life, Villa Sinalunga offers a timeless sanctuary where cherished memories are made and moments of serenity abound.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Teens • Air-Con •  
Pets on Request • Cooling Jacuzzi • BBQ • Washing Machine •  
Microwave • Coffee Machine • Satellite TV • Heating • High Chair(s) •  
Fenced Grounds • Parking Space • Rural Location

# Interior & Grounds

## Main House

### Ground Floor

- Lounge with sofas, fireplace, TV
- Dining area with table and chairs
- Fully-equipped kitchen with fireplace
- Billiard room
- Laundry room with washing machine
- Bathroom x 2
- Bedroom with double bed, and anteroom separating it from the bathroom with floor-level bathtub
- Bedroom with double bed, anteroom with baby bed, and ensuite bathroom with bathtub
- Bedroom with double bed and ensuite bathroom with shower
- Bedroom with double bed
- Bedroom with double bed and baby bed
- Bedroom with four single beds
- Reading room with fireplace
- Bathroom with jacuzzi

## Cottage

- Lounge space with sofa, armchair, TV and air conditioning
- Kitchenette
- Bedroom with double bed
- Bathroom with shower

### Exterior Grounds

- Lawns
- Private pool
- Alfresco dining space with table and chairs
- Sun loungers
- Barbecue
- Furnished lounge area
- Parking

## Additional Facilities

- Wifi
- Heating





## Location & Local Information

Surrounded by the picturesque landscapes of Tuscany, Umbria, and Lazio, Villa Sinalunga stands as a serene oasis surrounded by 32 hectares of lush woods, sprawling olive groves, and scenic vineyards. If you're dreaming of a getaway where nature meets luxury, this villa is your haven. Situated just a 90-minute drive from Rome or a mere 20 minutes from the enchanting Lake Trasimeno, accessibility is just the beginning of its charm.

Imagine embarking on leisurely day trips to nearby gems like Montepulciano, Cortona, Arezzo, Siena, and Florence – each a testament to Italy's rich cultural heritage and breathtaking landscapes. Whether you're savouring the velvety flavours of Montepulciano's renowned wines or strolling through the historic streets of Cortona, adventure and culture await at every turn.

For culinary enthusiasts, the charming village of San Giovanni d'Asso beckons with its celebrated truffle fair in November, promising a gastronomic journey like no other. Indulge in the tantalising aroma of freshly shaved truffles and savour exquisite dishes that will linger on your palate long after you've left.

Back at Villa Sinalunga, the possibilities for relaxation and enjoyment are endless. Picture yourself basking in the warm Tuscan sun by the private pool, the refreshing water inviting you to unwind and soak in the tranquillity of your surroundings. With dimensions of 7 x 14 meters and depths ranging from 1.2 to 2.4 metres, the pool offers ample space for leisurely swims and joyful splashes.

As the day transitions into evening, gather your loved ones for an alfresco barbecue amidst the villa's verdant gardens, the scent of grilled delicacies mingling with the fragrance of blooming flowers. With indoor and outdoor spaces perfectly suited for special gatherings and celebrations, Villa Sinalunga sets the stage for unforgettable moments and cherished memories.

And let's not forget the thoughtful amenities provided for your comfort and convenience – from the cosy fireplace in the spacious master living room to the charming cottage adjacent to the main building, equipped with modern comforts for a truly relaxing stay.

With its idyllic location and abundance of attractions, Villa Sinalunga invites you to experience the magic of Italy in all its glory. So pack your bags, embark on a journey of discovery, and let the beauty of Tuscany unfold before your eyes.



## Local Amenities

Nearest Airport	<b>Arezzo Airport (44 km)</b>
Nearest Village	<b>Sinalunga ( 4 km)</b>
Nearest Town/City	<b>Montepulciano (16 km)</b>
Nearest Restaurant	<b>Cirifo' pizzeria-ristorante Sinalunga (4 km)</b>
Nearest Supermarket	<b>Penny (4 km)</b>
Nearest Beach	<b>Spiaggia Marina di Grosseto (110 m)</b>
Nearest Golf	<b>Golf Club Valdichiana (12 km)</b>

## What we love

- Villa Sinalunga has spacious and rustic interior - it's the perfect retreat for larger groups
- The cottage on the grounds with double bedroom, lounge and kitchenette was a wonderful addition for guests who want to maintain privacy during their stay
- The whole family can enjoy making use of the villa's pool while taking in the stunning countryside views

## What you should know...

- This charming rustic villa, with its beamed ceilings and stone accents might not be suitable for those seeking uber-modern accommodation
- The estate's janitor lives next to the house, and reaches the property via the same gate used by guests
- Pets are welcome to join you during your stay at Villa Sinalunga

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not included in the rental price, extra cost on request to be paid locally.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Not included in the rental price, extra €472 to be paid locally. 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 2 nights during low season. All other durations on request.
- Changeover day: Saturday during peak season.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open from May to mid-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that a cot and highchair are available upon request, payable locally.
- Other Ts and Cs: Your booking will only be confirmed once we have checked availability with the owner or their property manager.

Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.