

# Villa Siena

**Region:** Montepulciano **Sleeps:** 8

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## Overview

Nestled in the picturesque Val d'Orcia, Villa Siena emerges as a stunning abode offering a serene retreat amidst nature's embrace. This beautiful detached villa, accommodating up to 14 guests across six bedrooms, epitomises luxury living with its plethora of amenities and enchanting surroundings. As you step into the villa, you're greeted by a seamless fusion of elegance and comfort across its three levels.

The villa's interior features a warm and sophisticated atmosphere with a bright and stylish decor throughout. The ground floor welcomes you with open arms, boasting a spacious living room adorned with plush sofas, a haven for relaxation and entertainment. Here, entertainment knows no bounds with options ranging from PlayStation and video games to board games, while Netflix awaits to indulge your cinematic cravings. A cosy study and a bathroom add to the convenience of the ground floor.

Moving further, the dining room exudes charm, inviting you to savour culinary delights in style. Adjacent is the fully-equipped kitchen, a culinary haven complete with modern appliances catering to your every need, whether it's whipping up a quick breakfast or hosting a gourmet feast.

Ascending to the first floor, you're greeted by the epitome of comfort and luxury in the form of beautifully appointed bedrooms. The double bedrooms offer tranquillity and comfort, each accompanied by its own private bathroom ensuring utmost convenience and privacy. Step outside to the open terrace and let the beauty of Val d'Orcia captivate your senses.

The second floor continues the narrative of luxury living, boasting spacious bedrooms designed to offer a peaceful sanctuary after a day of exploration. With en suite bathrooms and thoughtful amenities, every corner of Villa Siena is crafted with your comfort in mind.

As you venture outdoors, a realm of leisure and relaxation awaits. The expansive garden beckons with its lush greenery and vibrant blooms, while the sparkling outdoor swimming pool offers respite from the Tuscan sun. Indulge in alfresco dining at the outdoor kitchen and barbecue area, or unwind in the soothing embrace of the jacuzzi. The fitness area beckons to those seeking to rejuvenate mind and body, while the children's play area ensures endless fun for the little ones.



From leisurely strolls in the garden to adventurous expeditions in the surrounding countryside, Villa Siena offers an idyllic retreat where memories are made and dreams are woven. With its unparalleled charm and array of amenities, this villa promises an unforgettable escape for you, your family, and even your four-legged friends.

Facilities

Villa/House • Private Pool • Ideal for Teens • Pets on Request • Cooling Jacuzzi • BBQ • Washing Machine • Microwave • Coffee Machine • Hairdryer • Satellite TV • Satellite TV • Satellite TV • Satellite TV • Gym/Fitness Room • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location





# Interior & Grounds

## *Ground Floor*

- Lounge space with sofas, armchairs, fireplace, TV with satellite channels and Netflix, games console
- Dining room with table and chairs, fan
- Fully-equipped kitchen oven, hob, microwave, coffee maker, dishwasher, fridge-freezer
- Studio with desk and chair
- Bathroom with shower, basin, bidet and toilet
- Fully-equipped gym

## *First Floor*

- Bedroom with double bed, satellite TV and ensuite bathroom with shower, bathtub, double basin, bidet x2, toilet x2
- Bedroom with double bed and satellite TV
- Bathroom with shower, bathtub, basin, bidet and toilet
- Furnished terrace

## *Second Floor*

- Bedroom with double bed, single bed, satellite TV and ensuite bathroom with shower, basin, bidet and toilet
- Bedroom with double bed and single bed
- Bedroom with 2 single beds and satellite TV
- Bedroom with 2 single beds and satellite TV
- Bathroom with shower, basin, bidet and toilet

## *Exterior Grounds*

- Garden
- Gazebo
- Outdoor kitchen
- Alfresco dining area with table and chairs
- Hammock
- Children's play area
- Barbecue
- Private pool
- Sun loungers
- Hot tub

## **Additional Facilities**

- Wifi
- Iron
- Washing machine
- DVD player
- Board games

# Location & Local Information

Located amidst the enchanting landscapes of Val d'Orcia, Villa Siena invites guests to immerse themselves in the allure of Tuscany's countryside. Situated just 5 kilometres away from the picturesque historic village of Montepulciano, Sarteano, and Cetona, this beautiful detached villa serves as a tranquil retreat for those seeking both relaxation and adventure.

From the moment you arrive, the villa's location captivates with its proximity to the three stunning lakes: Montepulciano, Chiusi, and Trasimeno, each just a leisurely 15-minute drive away. Whether you fancy a serene lakeside picnic or a refreshing swim, these pristine waters promise moments of blissful repose.

For the more adventurous souls, Villa Siena serves as a gateway to a myriad of activities and excursions. Thrill-seekers can embark on exhilarating wind tests in the Rosso di Montepulciano catins, offering panoramic views that will leave you breathless. History buffs can indulge in cultural expeditions to nearby gems like Pienza, a mere 20-minute drive away, or the ancient archaeological remains in Cetona, where the echoes of the past whisper tales of civilizations long gone.

But the villa's charm doesn't end with its surroundings. Within its confines, guests are treated to a wealth of amenities designed to elevate their stay. Imagine lounging by the inviting outdoor swimming pool, its crystalline waters beckoning under the warm Tuscan sun. Nearby, a bubbling jacuzzi invites relaxation, while the outdoor kitchen and barbecue area promise delectable culinary adventures amidst the fragrant Mediterranean breeze.

For those with a penchant for wellness, a fitness area awaits, beckoning with the promise of invigorating workouts amidst the verdant backdrop of the villa's gardens. Children, too, are catered to, with a range of games and a dedicated playground ensuring endless hours of laughter and fun.

As the day draws to a close, guests can retire to the villa's luxurious interior, where spacious bedrooms offer respite and rejuvenation. From cosy nooks to expansive terraces, each space invites you to unwind and surrender to the tranquillity of your surroundings.

In every corner, Villa Siena epitomises the essence of Tuscan hospitality, offering an unforgettable escape where every moment is infused with warmth, beauty, and the promise of discovery.



## Local Amenities

Nearest Airport	<b>Siena Airport</b> (92 km)
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Nearest Village	<b>Querce al Pino (3 km)</b>
Nearest Town/City	<b>Montepulciano (18 km)</b>
Nearest Restaurant	<b>Ristorante Nonna Rosa (3 km)</b>
Nearest Bar/Pub	<b>Cantine Gavioli (2 km)</b>
Nearest Supermarket	<b>Pam Chiusi (3 km)</b>
Nearest Beach	<b>Spiaggia Marina di Grosseto (118 km)</b>
Nearest Golf	<b>Golf Club Valdichiana (31 km)</b>

## What we love

- Villa Siena has bright and spacious interior of Villa Siena - it's a great accommodation choice for larger groups
- Bedrooms with both double and single beds made it easy to accommodate parents with young children
- The whole family can enjoy making use of the villa's private pool and jacuzzi hot tub

## What you should know...

- Not all bedrooms feature ensuite bathrooms
- Utilities and heating are subject to an additional fee
- Pets are welcome at Villa Siena

# Terms & Conditions

- Security deposit: €1,000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Not included in the rental price, extra €40 per day to be paid locally.
- Heating costs included?: Not included in the rental price, extra €40 per day 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 €590 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 - 3 nights during low season. All other durations on request.
- Changeover day: Flexible.
- 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 April 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 on request only and subject to prior arrangement with the owner and additional charges.
- 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.