

Villa Zelia

Region: Montepulciano **Sleeps:** 16 - 26

Overview

Tucked away in the rolling hills of Tuscany, Villa Zelia is a stunning retreat, winery, and spa, ensuring up to 26 guests across 13 bedrooms can enjoy the utmost of Tuscan hospitality and elegance. Surrounded by vineyards, olive groves, and enchanting woods, Villa Zelia is ideal for groups of friends, family reunions, events, and those simply seeking relaxation and sensory adventure.

Upon entering the villa's grounds, guests are greeted by the typical (but no less spectacular) Tuscan sight of silver-green olive groves and vineyards running away like swathes of green corduroy. The villa itself, a testament to traditional Tuscan architecture, boasts stone and wooden beams, large spaces, and a rustic décor that draws you into the history and pastimes of this beautiful region.

Stepping into Villa Zelia, guests will find a spacious living and dining area where you can relax in deep Chesterfield sofas or sit by large windows looking out onto the lush greenery and enjoy the restaurant's delicious breakfast, lunch, or dinner service. Thanks to the Le Bucho winery being on site, dishes are paired with wines produced from the vines you're looking at. It's hard to find a better local taste of Tuscany than that!

When it comes to the rooms, there is no shortage of comfort and traditional charm. Each room has terracotta floors, wooden-beamed ceilings, and rustic furnishings, taking its name from timeless grape varietals. The rooms come in a wide variety, from Pugnitello with its king-sized bed and private terrace to Tempore with its ensuite marble bathroom with a walk-in shower. Other rooms feature extra sleeping arrangements, such as sofa beds, if numbers are a priority. Nevertheless, thanks to a range of rooms of various sizes and amenities, there is something to suit every guest's needs.

Regarding guests' needs, the onsite spa has a massage room, relaxation and herbal tea room, hydromassages, a heated swimming pool with counter-current swimming, emotional showers, a Turkish bath, and a Finnish sauna. And if you like to balance out your relaxation with some exercise, fear not. There's also a fabulous fitness room complete with standing bikes and weights.

Stepping outside into the lush gardens, a sumptuous swimming pool awaits, surrounded by a travertine terrace brimming with sun loungers and shady pergolas. The panoramic views of the Tuscan countryside provide a breathtaking backdrop for leisurely afternoons spent sipping local wines and



basking in the warm Mediterranean sun.

This 13-bedroom villa is not just a holiday destination; it's an enchanting retreat that promises an authentic Tuscan experience, where comfort, style, and the beauty of the surroundings converge to create cherished memories for you and your guests.

Facilities

Villa/House • Wow Factor • Wellness • Private Pool • Heated Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Satellite TV • Lift • Spa/Massage • Gym/Fitness Room • Wine Cellar • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Outdoor Ceremony

Interior & Grounds

Villa Interiors (1080m2)

Main Villa (sleeps 16)

Ground Floor (can be accessed via elevator)

- Large 3-level living room with sofas, armchairs and fireplace
- Professional kitchen well-equipped
- Dining area with access to garden and pool
- Guest WC
- Bedroom accessed from the outside only, with a double bed and ensuite bathroom with shower suited for those with disabilities

First Floor (can be accessed via elevator)

- x 6 Bedrooms with double beds and ensuite bathrooms with a shower

Second Floor (tower)

- Bedroom with double bed and ensuite bathroom with shower

Basement

- Wellness centre with relaxation area and spa area with 3 sensory showers, a Finnish sauna, steam room and hot tub (on request and open 3 p.m - 7 p.m)
- Fitness area with 3 Technogym machines (exercise bike, elliptical machine, weight machine), yoga mats and gym balls

Annexe (sleeps 10)

Ground Floor

- x 4 Bedrooms accessed from the outside only, with double beds and ensuite bathrooms with a shower
- Bedroom accessed from the outside only, with a double bed and ensuite

Outside Grounds (4000m2)

- Private heated swimming pool (15m x 5m, max depth: 1.5m)
- Sun loungers, deck chairs and parasols
- Terrace
- Terrace furniture and outdoor dining area
- Patios
- Garden
- Parking

Facilities

- Wi-Fi



- Air-conditioning
- Smart and Satellite TV
- Iron and ironing board
- Mosquito nets
- Fitness area
- Spa area (on request)
- Winery

Location & Local Information

First and foremost, Villa Zelia's own winery and cellar are the perfect place to start your adventure in the Sienese hills. Producing wines in the finest Tuscan traditions, with a bit of modern innovation, too, the cellar is the perfect spot to become accustomed to the region's rich history of winemaking.

The nearby town of Sarteano (12-minute drive) is a picturesque castle-peaked village atop a hill. The castle itself is worth a visit and not too demanding a stroll. Guided tours are a great way of understanding the region's history and the castle's significance. Still, equally, the castle is now used for art exhibitions, so you can walk across the drawbridge to take in whatever is currently on display. And if all those adventures into history get your appetite going, why not sit at Ristorante Santa Chiara, a beautiful, gardened restaurant housed in a converted convent.

The region surrounding Villa Zelia is known for its numerous Etruscan necropolis, and the town of Sarteano boasts a spectacular example, the Tomb of the Infernal Quadriga, which was only discovered in 2003 (one of the most significant Etruscan discoveries in decades). The town boasts several other interesting sights, including the Arrischiante Theatre dating back to 1680, and fantastic artisan shops, including Ceramiche Il Volo, where a local ceramicist creates marvellous household objects such as pitchers, lamps and even ceramic jewels.

The medieval city of Siena (60-minute drive) is remarkable and worth visiting. Despite its incredible history, tall towers, breathtaking cathedral and grand piazza, Siena is relatively small and easy to get around. The Torre del Mangia is likely the first thing you'll notice in the Piazza del Campo, thanks to its historic height (when constructed, it was the tallest tower in modern-day Italy). Despite its height, it's relatively easy to scale, and the views from the top are unbeatable. With a host of other incredible sights, including the Basilica Cateriniana, the palatial Piccolomini Library, and the Duomo, there are treasures everywhere you look in Siena.



The city of Arezzo (50-minute scenic drive) is similarly steeped in history, so much so that it was one of the significant Etruscan Lucumonies before it became a strategic Roman centre and a vital part of the Grand Duchy of the Medici family. If you visit on the first Sunday of the month, you'll be treated to one of the oldest Antiques Fairs in Italy, which populates the city's main square with over 500 stalls. The Piazza Grande is a must-see regardless, especially the stunning Palazzo delle Logge designed by Giorgio Vasari. Vasari fans will undoubtedly want to take advantage of a visit to Giorgio Vasari's home, decorated with frescoes and tempera paintings by Vasari himself. This is a time capsule of art history! And if such treasures of art history tickle your fancy, why not also check out the Cathedral of Santi Donato e Pietro, which boasts a baptismal font relief sculpted by Donatello?

Local Amenities

Nearest Airport	Florence Airport (141km)
Nearest Airport 2	Rome Airport (189km)
Nearest Train Station	Chiusi-chianciano Terme (10km)
Nearest Village	Sarteano (5km)
Nearest Town/City	Arezzo (66km)
Nearest Bar/Pub	Sarteano (5km)
Nearest Supermarket	Sarteano (5km)
Nearest Restaurant	Sarteano (5km)
Nearest Golf	(32km)
Nearest Tennis	(10km)

What we love

- Spectacular surrounds of vineyards, olive groves, and ancient woods make Villa Zelia's location in the Tuscan hills an unforgettable experience
- With a fully-fledged spa and fitness centre on-site, guests have a little excuse but to relax and rejuvenate
- The onsite restaurant and winery ensure guests can enjoy the true elegance of Tuscan hospitality, quality traditional cooking combined with paired wines cultivated from the vines you're looking at from the dining room window

What you should know...

- The swimming pool is unfenced, so be aware of children at play.
- The spa area is available on request and is open 3 p.m - 7 p.m. Entrance to the spa is not permitted for children under 14 years of age.
- Villa Zelia is on the same grounds and shares the same entrance as the winery. The main villa develops on the opposite side to the winery ensuring privacy, while the annexe is closest to the winery.
- When booked at the minimum capacity of 16 guests, the annexe will be closed and not accessible to guests.

Terms & Conditions

- Security deposit: €2000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.30 p.m
- Departure time: 9.30 a.m
- Minimum stay: 7 nights in July and August. 4 nights during all other periods.
- Changeover day: Saturday in July and August. Flexible during all other periods.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- 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.
- 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.
- Pets welcome?: Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €60 per pet per week will apply (payable locally).
- Smoking Allowed?: Not allowed.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
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