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# Villa Principato

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## Localization

Country :  
City :  
Address : Near Montalcino / Ref; IT 228

## Properties

Type : Villa  
Bedrooms : 9  
Bathrooms : 9  
Sleepings : 18  
Showers : 0  
WC : 9

## Features

Air conditioning - Wifi - Pool - Parking - Cleaning service - Barbecue - Garden - Sauna - Views - No smoking  
- Jacuzzi

## Description

Villa Principato is a luxury farmhouse completely renovated in and located in the much sought-after Montalcino area. The villa is set on a beautiful estate and consists of two separate units, the main villa and the adjacent guest house accommodating 16 guests with 8 bedrooms and bathrooms. *(extra bedroom guest house on request)*

The villa is built on two floors. The upper floor has its own independent entrance through an external staircase. The villa enjoys breathtaking views of the surrounding open landscape. Only 4 km away from Buonconvento, Villa Morgana is an ideal starting point for sightseeing and trips to the enchanting villages in the Val d'Orcia and to the art cities such as Florence and Siena.

### Main Villa:

*Ground Floor:*

Elegant sitting room with fireplace, formal dining room facing the garden through the old stone arches, spacious and fully equipped kitchen. Billiard room and a spa with sauna and Jacuzzi for 6 people, changing room and bathroom.

Bedroom 1: Double bedroom suite, walk-in dressing, large bathroom with shower.

Bedroom 2: Double bedroom suite with bathroom with shower.

*Ground Floor (independent access via external staircase):*

Bedroom 3: Double bedroom suite with bathroom with shower.

Bedroom 4: Double bedroom suite with bathroom with shower.

Bedroom 5: Double bedroom suite with bathroom with shower.

Bedroom 6: Double bedroom suite with bathroom with shower.

Bedroom 7: Double bedroom suite with bathroom with shower.

Bedroom 8: Double bedroom with private bathroom with bath and shower.

*All bedrooms have A/C; and all bathrooms are provided with hair dryers.*

*Upper Floor:* Elegant dining room and a large sitting room with fireplace, large kitchen with fireplace.

*Guest house: (Extra on request)*

The comfortable living room of this separate unit reflects the same country sophisticated feel of the main villa. The guest house is provided with air-conditioning and a mini-bar.

Bedroom 9: Double bedroom with A/C, dressing area and a bathroom with shower.

### OUTSIDE FEATURES:

Two generous terraces are set in the manicured garden, both ideal to relax during the day or night, and for dining al fresco. The expansive outdoor swimming pool with large expanse of lawns and sun loungers around the pool area

### FEATURES & AMENITIES:

Sleeps 18: 9 Bedroom, 9 bathrooms & WC

All bedrooms on the ground floor and in the annex have A/C, where as the bedrooms on the first floor have ceiling fans

Fireplace

Heating

Satellite TV

Wi-Fi Internet access

CD and DVD players

Spa with whirlpool bathtub and sauna

Fully equipped kitchen, Dishwasher

Hair dryer

Billiard room

Laundry room with washing machine

Barbecue

Sauna

Jacuzzi

Private swimming pool (12m x 6m; h1.20-1.50 m)

Child Friendly

Private parking

#### **SPECIAL CHARACTERISTICS:**

Perfect location for wine lovers and ideal villa for family multigenerational gathering. Villa Principato is a country retreat offering panoramic views of the famous Tuscan rolling hills. The villa features its own organic vegetable garden and the guests may also enjoy wine tasting of the estate produced wine.

#### **SERVICES INCLUDED WITH RENT:**

Electricity and water

Daily housekeeping up to 5 hours, except Sunday

Mid-week change of bath towels (Wednesday)

Wi-Fi Internet connection

Weekly gardener and pool maintenance

Produce from the organic vegetable garden and eggs from the hen house

Use of spa area

#### **EXTRAS NOT INCLUDED WITH RENT:**

Heating charges depending on usage, as per meter reading

Extra housekeeping service: € 15 per hour/per staff member

Personal laundry and ironing service: € 15 per hour

Continental breakfast:

Chef & service for dinner

Cost of food and beverage

Private massage at the villa

Horseback riding

Telephone charges extra

#### **PLEASE NOTE:**

Security deposit: €1,000 to be paid locally, in cash

Mandatory final cleaning: € 500 (8-9 brm); € 300 (6 brm)

Tourist tax: € 1 per person/per night (children under 14 are exempt)

In the months of December, January and February the villa is closed

Check-in: between 4:00pm - 7:00pm

Check-out: before/by 10:00am

All the extra services must be paid locally, prior to departure unless otherwise arranged

#### **LOCATION:**

Nearest Airport: Peretola Florence Airport 1 h 30 min

Nearest serviced town: 7 min

Nearest major city: Siena 40

*Driving time estimated by Google Maps*

The medieval town of Siena is built across several hills and valleys; that's why you will find yourself walking up and down through its historical centre. The lack of car traffic makes Siena a wonderful place to stroll, especially with kids! Despite sometimes being packed with tourists, the city always has a quiet and easygoing feel. A must-see is the shell-shaped square called Il Campo. This is the focal point of the city and the perfect setting to snap your Instagram photos while enjoying an over-sized gelato. This is also the venue of the internationally renowned horse race, The Palio, which takes place on July 2nd and again on August 16th each year.

Visit San Gimignano, famous for its skyline, and Volterra, renowned for alabaster artefacts. The small fortress cities within easy driving distance of one another, each offer their own special appeal. The medieval walled city of Monteriggioni – for example – was built in the 13th century and it is known to be one of the most well preserved ancient fortifications in Italy, which is why it is a preferred destination for plenty of tourists, scholars, architects and archeologists from all over Europe.

#### WHERE TO EAT;

*Osteria Le Logge* - Excellent Tuscan cuisine at elegant old-world restaurant. The best tables are on the ground floor, but there is also outdoor seating. Delicious handmade fresh pastas (small portions). Don't miss the desserts! Watch out for the small step down as you walk in! Via del Porrione 33, Siena - +39 0577 480 13

*Enoteca I Terzi* - casual atmosphere under a vaulted ceiling, market to table seasonal ingredients divinely cooked, extensive selection of wine. Via dei Termini, Siena - +39 0577 44329

*Il Colombaio* - Michelin starred restaurant (in 2016!) in a very traditional sophisticated atmosphere. Outdoor seating also available. Località Colombaio, Casole d'Elsa - +39 0577 949002

*Villa Dievole* great restaurant with excellent food, set in a wine and extra virgin olive estate. Not only you can buy wine and olive oil produced on the estate, they can even ship it internationally. Località Dievole, 6 (fraz. Vagliagli) Castelnuovo Berardenga - +39 0577 322613

*Officina della Cucina Popolare* This restaurant sits right inside the ancient medieval city walls of Colle di Val d'Elsa. Just a two minute walk from the free parking areas nearby the city gate called Porta Nuova. The menus are seasonal and utilise fresh local ingredients grown by nearby farmers. Enjoy true Tuscan food. Via Gracco del Secco 86, Colle di Val d'Elsa - +39 0577 921 796

#### WHERE TO SHOP;

*Handmade Crystal*: Collevilca – besides purchasing their products, take a factory tour available from Monday to Friday and watch the artisans hand-blowing their creations. Loc. San Marziale, 24, Colle di Val D'Elsa – +39 0577 927 204

*Alabaster Houseware*: Alab'Arte, an artisanal bottega where one-of-a-kind pieces are created. Via degli Orti di San Agostino, Volterra -+39 0588 879 68

*The best gelato*: Gelateria di Piazza in San Gimignano it's one of the most famous ice cream shops in all of Italy. Award-winning master ice cream maker Sergio Dondoli uses seasonal ingredients to create some unusual flavours. Piazza Della Cisterna 4, San Gimignano - +39 0577 942244

*Specialty Food shop*: Pizzicheria de Miccoli - Located in Siena historic centre, it is very well known for its special selection of Tuscan cured meats. Via di Citta 95, Siena - +39 0577 246948

#### Galerie





























