

Villa Leccio

Region: Tuscany **Sleeps:** 18

Overview

This beautifully restored 18th century villa in Tuscany, set on 12 hectares of bucolic countryside just south of Siena, is poised to host unforgettable holidays.

Comprised of two buildings, the estate is thoughtfully designed with a comforting blend of rustic-chic décor, contemporary furnishings, and traditional Tuscan features. The main house hosts five apartments consisting of nine bedrooms, each with a romantic charm, en suite bathrooms, kitchenettes, and warmly inviting sitting and dining areas.

The adjacent communal building is perfect for gatherings – a lovely open-plan space with an event hall, fully appointed kitchen and gorgeous dining space for banquets, and a large terrace to enjoy.

A tranquil estate with extensive relaxation areas Villa Leccio is often used as a yoga retreat - an experienced yoga teacher can be booked to instruct you at the villa.

The exterior grounds are lush and enchanting, surrounded by private woodlands for quiet strolls, a sparkling pool, and plenty of outdoor lounge spaces and furniture to make the most of this authentic country retreat.

Within walking distance you'll find traditional Italian cuisine, a wine bar, supermarket and more in the charming village of Monticiano. There are many medieval villages to explore nearby and must-see attractions, like the Chapel of Montesiepi (home to the original 'Sword in the Stone'), and the stunning San Galgano Abbey that still holds wedding ceremonies to this day.



Facilities

Wi-Fi/Internet • Private Pool • Rural Location • Modern • Wellness •
Recommended • Ideal for Teens • All Bedrooms En-Suite • Ground Floor
Bed & Bath • Working Fireplace/Woodburner • Heating • Ceiling Fans •
Walking/Hiking Paths • Wine Tasting • Outdoor Pursuit & Activities •
Tourist Towns & Villages

Interior & Grounds

The Villa

Villa Leccio consists of two close buildings that offer accommodation for up to 18 people in 5 apartments. Making it an ideal choice for large groups of family or friends. All apartments are first or second floor, in the main accommodation building.

Apartment 1 (4 to 10 people)

First floor

- Comfortable living room with large working fireplace
- Dining area
- Fully-equipped kitchen
- Two double bedrooms with en-suite bathrooms with shower

Second floor

- Three double bedrooms with en-suite bathrooms with shower

Apartment 2 (2 people) - first floor

- Small kitchenette
- Cosy living and dining area
- Double bedroom with en-suite bathroom with shower

Apartment 3 (2 people) - middle floor

- Kitchenette
- Double bedroom with en-suite bathroom with shower

Apartment 4 (2 people) - first floor

- Spacious living room with decorative fireplace
- Dining area
- Kitchenette
- Double bedroom with en-suite bathroom with shower

Apartment 5 (2 people) - second floor

- Kitchenette
- Dining area
- Living room
- Double bedroom with en-suite bathroom

Outside Grounds

- Lush garden
- Large private swimming pool, open approximately May to end-October
- Sun loungers
- Hammocks

Facilities

- Parking spaces
- Hairdryers



Location & Local Information

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.

From the Etruscans to the Romans to the Renaissance, 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.

Location Amenities:

Driving distance (maximum two hours) from all Tuscan art cities.

- Florence 90 km
- Pisa, Lucca and Viareggio 180 km
- San Gimignano 70 km
- Volterra 65 km
- Massa Marittima 40 km
- Montalcino 70 km
- Pienza and the Orcia Valley 80 km
- Arezzo and Assisi 110 km

Local attractions:

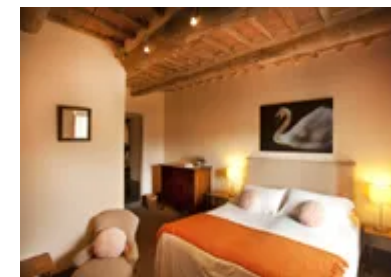
Monticiano village, a classical medieval hamlet is only 5 minutes' walk away. It offers all necessary amenities such as:

- A couple of affordable restaurants serving traditional earthy Tuscan cuisine
- Pizzeria
- Bar and pub
- A small wine bar
- Small supermarket
- Newsagent and tobacconist
- Pharmacy
- Post Office
- Banks with ATM's
- Medical services

San Galgano Abbey which became internationally known after Andreij Tarkovskij's movie 'Nostalgia' was shot here is only 7 Km away. In summertime, the Abbey hosts an international Opera Festival as well as an important classical music concert season.

Romanesque Montesiepi Chapel, next to the abbey, preserves Galgano's 'sword in the stone', which is likely to be connected to King Arthur. Both the abbey and the chapel attract many tourists throughout the year.

The villa is located in Beautiful Siena home of the world-known Palio horse race, a competition among the 17 districts of Siena (Contrade) in the form of a carousel horse race of medieval origin. The Palio takes place twice a year: July 2nd there is the Palio di Provenzano (in honor of the Madonna di



Provenzano) and August 16th the Palio of the Assumption (in honor Our Lady of the Assumption).

Sea lovers will find equipped and free beaches along the Maremma coast 60 km away. Castiglione della Pescaia is a well-known family sea resort while Uccellina Regional Park offers miles of free white, unspoiled sandy beaches. The sea is a daily outing, too.

Local activities:

- Tutorial workshops of one or more days with Diana Grandi, Fine Art photographer.
- Wine-tasting guided tours
- Spa treatments
- Golf
- Local guided walks with enviromental guides
- Sailing outings

Local Amenities

Nearest Airport	Siena Airport (25 km)
Nearest Airport	Florence Airport (96 km)
Nearest Village	Monticiano (500 m)
Nearest Town/City	Siena (45 km)
Nearest Restaurant	(350 m)
Nearest Bar/Pub	(300 m)
Nearest Supermarket	(250 m)
Nearest Shop	(350 m)

What we love

- The villa provides a private country or even yoga retreat, yet is within walking distance to the village of Monticiano
- Five apartments within the main house allow for extra privacy

What you should know...

- The caretaker of the villa lives in a separate apartment on site and is available for assistance if needed

Terms & Conditions

- **Security deposit:** €1000 paid in cash or credit card upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. – 7.00 p.m.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings and any other special events are on request only and subject to prior arrangement with the owner and additional charges. Please note stag/hen parties are not allowed. The pool is open approximately May to end-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.
- **End of stay cleaning available?:** Extra €300, 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 3 nights.
- **Heating costs included?:** Yes, except the first floor hall which is on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€3 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included.
- **Group check out:** Before 10.00 a.m. Please note that if check-out is delayed without notice an extra night will be added to the bill.
- **Check out notes:** before check-out the person in charge at the villa will check all accommodations for potential damage/loss.

IMPORTANT

The Villa final cleaning fee covers ordinary cleaning only, that is the removal of the usual rubbish left in the day time and night time bins at the end of the stay. It never includes the removal - from any property area - of large quantities of rubbish and waste such as bottles, cartons, food remains etc. left during/after a holiday stay, wedding celebrations, self-organized meals, happenings, parties etc. Failure to meet all the above will result in a charge of €350.00 +22% V.A.T. being levied against the security deposit to meet additional cleaning costs.

Where repairs are required (for example to unblock toilets or basins; mend or replace damaged equipment, furniture, fixtures or fittings; clean stains on mattresses or bed covers or replace broken crockery), the Property Owner may keep the whole of the security deposit and return any balance, together with receipts, after a reasonable period following the departure of the Client.