Villa Sovrano

Region: Tuscany **Sleeps:** 14

Overview

Villa Sovrano is a stunning home clad in original Tuscan stone, set on a hilltop, amid elegant gardens and dramatic panoramas of the surrounding countryside.

With 9 bedrooms showcasing stylish interiors blending artisanal flavour with a meticulously restored aesthetic, 14 guests can be accommodated in the most graciously finished surroundings. Upon arriving at this sophisticated yet authentic villa, guests would be forgiven for thinking they had stepped into the pages of a travel magazine.

Finessed with exquisite attention to detail, Villa Sovrano offers a host of extras; the details that make a place special, such as wandering to your own vegetable garden to pick ingredients for lunch, to a sumptuous chef-prepared dinner (from the Michelin-starred restaurant down the road), to concierge services, elegant outdoor living and private wellness space inside.

This immaculate home sits in pristinely manicured gardens, fragrant with herbs, wildflowers and lavender. Imagine sitting down for a meal in the balmy evening air with the fragrance of roses from the pretty trellis, or fresh coffee on the sedate stone balcony as the Tuscan hills come to life.

This Tuscan farmhouse makes holidaying look so chic: stepping inside, guests will stop to draw breathe at the sight of this dignified and elegant home. It blends refinement with understated luxe with creamy neutral tones, natural stone and pale timbers, airy proportions and unfussy design. Unpretentious, yet polished Villa Sovrano is executed with ease and seamless living in mind.

Original touches such as the exposed timber ceilings and stone fireplaces jostle with contemporary touches, huge windows, a minimalist Scandi touch and dazzling whites with neutrals for an upbeat, sunny and light-filled effect.

Large groups or families will enjoy plenty of space to spread out and the decadence of an indoor pool and wellness space complete with a sauna for indulging in some relaxation after a busy day. Whether you're searching for private moments to enjoy the striking views, or lively group meals with the local wines flowing - this home has it all covered.

The bedrooms are serene retreats, with quality linens, generous proportions and timeless design choices. The free-standing bath has a very advertorial quality to it - while contemporary poster art, photography and slate tones in the kitchen-dining spaces add a sultry note of sophistication.

Nestled in a rustic setting, in the heart of the Tuscan countryside, Villa Sovrano boasts views of the Val d'Orcia which inspired so many Renaissance painters, dotted with little villages, castles and churches - it's a place that feels like time has stood still. This region is famed for its Etruscan and









Medieval villages, churches and monuments, traditional way of live and local cheeses and pastas, offering a taste of authentic Tuscany.

Both Siena and Arezzo are worth a day trip, while the hot springs of San Casciano dei Bagni are just down the road surrounded by chestnut forests and sublime Tuscan landscapes reminiscent of a Renaissance painting.

Facilities

Air-Con • Wellness • Cycling • Private Pool • Historical Sites • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Maid Service Available • Special Offer • Has Offer • Has Discount • Wow Factor • Ideal for Teens • Heated Pool • Chef/Cook Available • Maid Service Included • Instagrammable • Indoor Pool • Modern • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • DVD • Gym/Fitness Room • Sauna/Steam • Ideal for Babies & Toddlers

Interior & Grounds









Villa Interior

Ground Floor
- Sitting room with panoramic views
- Two living spaces with fireplaces
- Dining room
- Fully-equipped kitchen with a large table
- Two bedrooms with a single bed
- Bathroom with shower

First Floor
- Master suite with king-sized bed and en-suite bathroom with bath and shower, with separate walk-in closet
- Two bedrooms with queen-sized beds and en-suite bathrooms with showers
- Two family suites each with a queen-sized bedroom and a single bedroom (150cm x 200cm)
- Bathroom with a shower

Outside Grounds

- Private pool with sundeck and gazebo. Heated on request, payable locally. Open approximately April-October.
- Pergola
- Manicured gardens with expansive lawns, herb gardens and wildflowers
- Vegetable gardens (pick your own!)
- Dining veranda with al-fresco dining furniture
- Parking

Facilities

- Wi-Fi
- Air-conditioning
- Wellness area with indoor heated pool and sauna
- Cable television and DVD player
- Stereo and radio
- Washing machine and dryer
- Iron and ironing board
- Hairdryers in bathrooms (x5)
- Baby cot and high chair (on request)

Location & Local Information

Villa Sovrano is nestled an hour and a half south-east of Sienna and an hour south of Montepulciano in a lesser-trodden part of southern Tuscany. Enjoy a genuine rural experience complete with views of the Val d'Orcia with cows and goats occasionally wandering around in front of the front gate!

The hilltop town of Montepulciano is famous for its wine and is brimming with character and culture. Explore the medieval streets, renaissance piazzas and ancient churches and admire the views of the surrounding valley. Arezzo is another hilltop town an hour and a twenty minutes north of Villa Sovrano, featuring fortresses, cathedrals and museums.

The region is surrounded by reminders of Italy's Etruscan heritage. Close to both the historical village of Celle sul Rigo and the thermal baths of San Casciagno Dei Bagni. Celle sul Rigo is a small place brimming with medieval charm, an original defence tower and its own locally-made ("pici") pasta.

The thermal spa and hot springs of San Casciano dei Bagni are a wonderful place to soak after hiking or sight-seeing. This magical spot is nestled in a thick wood of chestnuts and ancient pines. The "Bagno Grande" (great bath) which dates back to the 1400s is easily reachable by foot from the main square of San Casciano. The town also boats a smattering of excellent restaurant.

Siena is worth a day trip and the nearby Maremma region boasts stunning countryside for hiking and biking. The ancient city of Chiusi has a charming historical centre while the graceful, Renaissance hilltop town of Montepulciano is an exquisitely romantic town, famous for its wine.

The historical Pienza is a stunning spot known for its cacio (cheese) - the pecorino of Pienza is made from sheep's milk and enjoyed worldwide. For nature lovers, the Pietraporciana Nature reserve is a green oasis between Sarteano and Chianciano known for its striking beech trees and wildlife









Local Amenities

Nearest Airport	**Perugia (82km)**
Nearest Airport 2	**Florence (157km)**
Nearest Airport 3	**Rome Fiumicino (170km)**
Nearest Restaurant	**(5km)**
Nearest Supermarket	**(5km)**
Nearest Bar/Pub	**(11km)**

Nearest Town	**San Casciano dei Bagni (5km)**
Nearest City	**Siena (105km)**
Nearest Golf	**Royal Golf Bagnaia (113km)**

What we love

- Beautifully restored original Tuscan farmhouse clad in local stone, set in elegant private gardens with pool and stunning views.
- A host of luxury amenities demonstrating exquisite attention to detail in the spirit of authentic Tuscan hospitality including use of a Michelin-starred private chef.
- Custom-built wellness area including indoor swimming pool with counter-current swimming system.
- Rural location with beautiful surroundings, panoramic views, animals in fields and authentic country living.

What you should know...

- Set in a rural location, the closest serviced town is a 10-minute drive away so a car is a necessity and there is plenty of parking space at this villa.
- Please note that washer & dryer and ironing facilities are at your disposal only during housekeeping hours.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Arrival time:** 3.00 p.m. - 8.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.

- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges.

- **Energy costs included?:** Yes, up to 500 kWh per week. Extra €0.42 per kWh, payable locally.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted.
 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.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday during high season. Flexible during all other periods

- **End of stay cleaning:** Extra €600, payable locally. 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:** 7 nights. Short breaks may be possible on request outside high season.

- **Heating costs included?:** Extra cost based on consumption as per meter reading, payable locally in cash.

- **Pool heating charge?:** Extra €1000 per week, payable locally and requested in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** Open April-October approximately. 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.

- **Damage Waiver:** A damage waiver of €249 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €3,500. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €3,500 claims will be made to recoup the extra charges incurred to repair any damage.