

# Casa Svetoni

**Region:** Tuscany   **Sleeps:** 9

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## Overview

Tucked away in an idyllic Tuscan estate renowned for its DOC Vino Nobile di Montepulciano wine production sits Casa Svetoni. Part of the glorious Val di Chiana, the countryside here is littered with scenic farmhouses and this home is no exception.

With wooden beams, arched ceilings and stone floors, the house boasts stunning original features and maintains much of its character. Blue and yellow walls create a warm and typically-Tuscan feel throughout while French doors allow plenty of light to flood in from outside.

Split into a main house and an independent annexe, Casa Svetoni sleeps up to 9 guests across both buildings, and a 10th guest can be accommodated on a sofa bed. The traditional kitchen with large dining table in the main building is perfect for entertaining in the evenings while the two living rooms with comfy armchairs and open fireplaces offer plenty of space to unwind. A smaller kitchen and living area can also be found in the annexe, which was once used to dry tobacco.

Outside is just as charming, with lush greenery, colourful flowerbeds and nearby lavender fields filling the air with summer scents. Bask in the sunshine as you relax on a deckchair before taking a refreshing dip in the pool or seeking shade under a leafy tree. There's also a covered seating area as well as a stone table under a vine-covered pergola, ideal for dining al-fresco.

The local village is just 2km away and features a restaurant, bakery and small collection of shops. A little further away is the picturesque town of Montepulciano (approx. 7km), famous for its rare beauty and Vino Noble wine. With winding streets, ancient architecture and a skyline of clock towers, it's a fantastic place to explore and



can be reached by car in 10 minutes.

Montalcino is just approx. 45km away, as is the Renaissance village of Pienza, and both places are well worth a visit. Take a day trip to Siena and explore the UNESCO World Heritage Site centre, including the Palazzo Pubblico and the Duomo di Siena. Soak up the lively atmosphere in the main square and climb the many stairs to the top of the Torre del Mangia to admire the 360-degree views of the city, which is just a 45-minute drive away.

## Facilities

Horse Riding • Canoeing/Kayaking • Historical Sites • Wi-Fi/Internet • Air-Con • Washing Machine • Cycling • Villa • TV • Hairdryer • Rural Location • Walk to Village • Maid Service Included • Cots (Cribs) • DVD • Private Pool • Chef/Cook Available • Pre-Stocked Fridge Available • Spa Treatments Available • Wine-Tasting Available • Security guard • Bathroom Toiletries • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

- 1) 7 guest rate: only the ground floor and first floor are available. This minimum occupancy is not available from approximately mid-June to September.
- 2) 9+1 guest rate: entire property is available, including the independent annexe, one guest on a sofa bed.

## Villa Interior (400m2)

### Ground Floor

- Entrance hall with fireplace and armchairs
- Living room with sofas, armchairs and doors leading outside
- Open-plan fully-equipped kitchen/dining room with oven, fridge/freezer, kettle, toaster, blender, juicer, dining table and chairs and doors leading to terrace
- Laundry room
- Cloakroom
- WC

### First Floor

- Living room with sofas, armchairs, open fireplace and TV
- Bedroom with double bed and en-suite bathroom with bathtub and WC
- Bedroom with double bed and en-suite bathroom with shower and WC
- Bedroom with twin beds and en-suite bathroom with bathtub and WC
- Bedroom with single bed
- Bathroom with shower and WC

### Independent Annexe (only available when renting the 9+1 guest option)

- Living area with sofa bed (to sleep an additional guest)
- Small kitchen with microwave, fridge, toaster, juicer and coffee machine
- Mezzanine bedroom
- Bathroom with shower and WC

## Outside Grounds (2 acres)

- Swimming pool (11m x 5m, depth: 1m - 1.5m) with internal steps. Open approximately mid-May – end-September
- Poolside terrace with sun-loungers and deckchairs
- Outdoor shower
- Terrace with dining table under vine-covered pergola
- Covered seating area
- BBQ
- Grassy lawns
- Trees and flowerbeds
- Covered parking

## Facilities

- WiFi
- Air-conditioning (in bedrooms of the main villa only)
- Fans (in all bedrooms only)
- Satellite TV
- Hi-Fi stereo
- DVD



- Mosquito nets (in bedroom windows)
- Hairdryer (x2)
- Iron and ironing board
- Wood for fireplace
- 2x cot and highchairs with linen (on request)



## Location & Local Information

Casa Svetoni benefits from a serene location within a beautiful estate in southern Tuscany. Nestled within seventy hectares of undulating countryside, rows of olive groves and cypress trees populate the landscape. Immerse yourself in the stunning scenery by going for walks around the estate, cycling through the vineyards or horseback riding on the nearby Gracciano hills.

The estate's winery has been in the family for two centuries and tours around its cellars are available for guests. You can purchase some of the celebrated wine, including the renowned VINO Nobile di Montepulciano, and other local produce, including the family's olive oil.

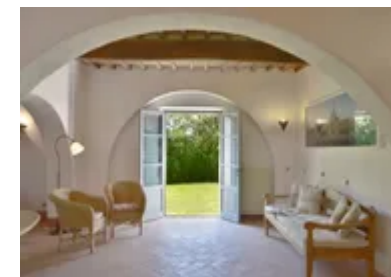
Lying in the vast Val di Chiana, Casa Svetoni is perfectly positioned to discover nearby Roman towns and medieval villages. A restaurant, bakery and shops can be found in the local village which is just a mere 2km from the house along a quiet road.

Picture-perfect Montepulciano can be reached by car in 10 minutes and is one of Tuscany's most treasured towns. From its hilltop perch you can see for miles across the Val D'Orcia Nature Reserve and Val di Chiana. Marvel at the views as you wander its cobbled streets and marvel at its ancient churches and handsome palazzi.

Pienza is another of the region's prettiest villages and is just a 25-minute drive away. Known as the 'Ideal City', it was transformed from a modest hilltop settlement into the image of the Renaissance with striking architecture in the form of Cattedrale dell'Assunta and Piccolomini Palace.

The Roman village of Bagno Vignoni features a main square submerged in thermal water, which is said to be healing and invigorating. There are several hot spring pools dotted around the centre, which can be reached by car in 45 minutes.

The charming city of Siena is only a 45-minute car journey away and is a great place to wander around, with many



attractions including the Palazzo Pubblico and the Duomo di Siena. It's rich cultural and artistic heritage as well as its beauty have earned it UNESCO World Heritage Site status.

Local Amenities

Nearest Airport	Siena (70km)
Nearest Airport 2	Florence (120km)
Nearest Bar/Pub	Legmastersheep Irish Pub (2km)
Nearest City	Siena (70km)
Nearest Golf	Golf Club Lamborghini (30km)
Nearest Restaurant	La Logetta (2km)
Nearest Tennis	Montepluciano (7km)
Nearest Town	Montepulciano (7km)
Nearest Train Station	Montepulciano Stazione (2.2km)
Nearest Village	Montepulciano Stazione (2km)

## What we love

- This renovated farmhouse boasts authentic features and oozes traditional Tuscan character and charm.
- Set in one of the oldest wine estates of the region, try the winery's excellent DOC Vino Nobile di Montepulciano.
- The medieval town of Montepulciano is a 10-minute drive away with its winding streets, ancient churches and world-famous vineyards.
- Other pretty villages nearby include Pienza and Bagno Vignoni, while the city of Siena is only a 45-minute drive away.

## What you should know...

- The independent annexe is separate from the main house and can accommodate two guests in a mezzanine bedroom as well as one additional guest on a sofa bed.
- Please note that when minimum occupancy of 7 guests is booked the annexe will be closed. This minimum occupancy is not available from approximately mid-June to September.
- Please note that air-conditioning is featured in the bedrooms in the main house only.
- The housekeeper's son lives in the house at the end of the property (the house far behind the pool). He is a professional security guard and keeps an eye on the house at night.
- Late check in will incur a cost and check in after 9 p.m. is not possible.

# Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. – 7.00 p.m. Check-in outside of the stated hours must be requested at the time of booking and is strictly subject to the owner's approval. Please note that, if approved, an additional fee may apply. Arrivals after 9pm are not possible.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included up to 200kWh, excess at an extra cost, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that when minimum occupancy of 7 guests is booked the annexe will be closed. This minimum occupancy is not available from approximately mid-June to September. 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday from approximately June to September. Flexible (apart from Sundays) during all other periods.
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights from approximately June to September. 5 nights during all other periods.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **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?:** The pool is open approximately mid-May to end-September. 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Property Licence Number:** IT052015C2BB2IACKJ.