

# Rosa Alba

**Region:** Tuscany   **Sleeps:** 14

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## Overview

Rosa Alba is a spacious and exclusive home with panoramic views of the Val d'Orcia; a lush green valley which is an unspoilt UNESCO World Heritage Site. With stunning countryside a stone's throw away and a wealth of pretty villages within easy reach, this is the perfect place to stay for your Tuscan break.

This elegant villa can sleep up to 13 guests, making it ideal for those travelling with a larger group of family or friends. As you step inside you will find yourself in light and airy rooms which have been beautifully decorated and hung with art works from the owner's contemporary art gallery. When you wish to spend time together as a group, there are 2 living rooms and a dining room with a large table for special meals. When you want to retire for the evening you will find 7 gorgeous bedrooms to choose from; 6 double en-suite rooms and a single room which would be great for a child.

This amazing villa also has lots of features to make your trip even more comfortable, including Wi-Fi, air conditioning, satellite TVs and even a gym! When you head out in to the garden you will find the outdoors just as well equipped. There is an inviting infinity pool, a spacious wooden deck, al-fresco dining areas, a vegetable garden and also a pizza oven if you fancy making your own pizzas. The highlight of the garden though is the staggering views of rolling hills and woodland which can be enjoyed from all angles.

When you need to pop out for some groceries or your morning coffee then the village of Sarteano is a mere 7km drive away. As well as shops, cafés and restaurants, the village is a charming place with numerous historic sights. The best way to explore is with a tour guide who will know lots about the long fascinating history of the area and can show you tucked away hidden details in the castle and ancient churches. Sarteano is also a lovely place for an al-fresco meal, as the views of the valley are amazing from its elevated position.

28km away from the villa you will discover the charms of Montepulciano, a walled hilltop town made even more famous by the film Twilight New Moon. Visit Renaissance palaces and the incredible Gothic town hall which is still in use today. The town is also filled with artisan shops, markets and great restaurants with outdoor seating in the atmospheric piazzas. Best of all are the views from the Torre which extend for miles around. If you visit in the summer time then keep an eye out for the town's barrel racing contest which is good fun!

If you have an art lover in your group then why not visit Città della Pieve which is 28km away. This town which is on the Tuscan-Umbrian border has lots of paintings by the artist Perugino including a vast painting in the Oratory of Bianchi. The town is also a draw for foodies who can try local truffles and cured meats.



There are countless other beautiful places to visit in this area including: Radicofani (16km), Perugia (70km), Orvieto (61km) and Lake Trasimeno (35km).

## Facilities

Walking/Hiking Paths • Weddings • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Wine Tasting • Fishing • Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • Private Pool • Chef/Cook Available • Marquee Hire Permitted • Dry Hire Option • Lift • Maid Service Included • Gym/Fitness Room • Cots (Cribs) • Outdoor Ceremony • Flexible Catering Options • Allow External Caterers • Indoor Reception Available • Nearby Church/Chapel • Kid-friendly excursions • Pre-Stocked Fridge Available • Cooking Classes Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Baby bath • Ideal for Teens • Pets on Request • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (650sqm)

### Ground Floor

- Kitchen with 2 ovens, hob, fridge, freezer with ice maker, 2 dishwashers, microwave, toaster, coffee machine and kettle
- Living room with fireplace and sofas
- Sitting room with TV and sofas
- Dining room with table seating 12 guests
- 2 x bedrooms with king-sized double beds, TVs and en-suite bathrooms with showers, sinks and WCs
- Bathroom with sink and WC

### First Floor

- 3 x bedrooms with king-sized double beds, TVs and en-suite bathrooms with baths, showers, sinks and WCs
- Bedroom with single bed

### Lower Ground Floor

- Living room with TV, sofas and office area
- Bedroom with king-sized double bed, TV and en-suite bathroom with bath, shower, sink and WC
- Laundry room
- Gym room

## Outside Grounds (45000m2)

- Swimming pool (17m x 5m, max depth: 2m). Open approximately beginning-April to end-October
- Wooden deck with views of the Val d'Orcia
- Poolside sun loungers and umbrellas
- Fenced, landscaped grounds
- Covered dining terrace
- Outside sofas
- Meditation garden
- Vegetable garden
- Henhouse
- Orchard
- Pizza oven
- Barbecue
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Lift
- TVs
- Printer
- 2 washing machines
- Dryer
- Iron and ironing board





# Location & Local Information

Rosa Alba is located in an idyllic position; with a sprawling woodland on one side and rolling farmland on the other side. The villa is the perfect base for a holiday exploring the villages and countryside of Tuscany in central Italy.

Though the house is in a rural setting, you do not have to travel far to reach the closest village of Sarteano, which is just 7km away. Here you will find the nearest supermarket and a selection of shops and restaurants. The village also has a number of attractions to see too; visit the 1000-year-old castle and its large gardens where you can see the old prison cells, draw bridge and art exhibitions. The Palazzo Gabrielli, a Renaissance Palace which is now home to a brilliant Archaeological Museum, has lots of local artefacts on display.

There are many more charming villages in this gorgeous region and another one to visit is Radicofani which is 16km away from Rosa Alba. Wander the winding streets which before sitting in a piazza filled with flowers and surrounded by little stone buildings, the picture-perfect spot to tuck into a local charcuterie board in the sun. After your refreshments you can take the trail up to the imposing hilltop fortress with its tower and underground passages dating back to 973AD. As you walk around this pretty place you are sure to spot lots of fountains and the village's famous clock tower.

Montepulciano (28km away) is a walled town nestled in the picturesque Val di Chiana. Its stunning architecture makes it a lovely place to visit for a day trip and as you walk around you can see the 16th-century Temple of San Biagio and its rectory, the 14th-century Palazzo Comunale, the Gothic town hall and the art-filled cathedral. If you need a bit of rest and relaxation after all that sight-seeing, then Montepulciano also has a fantastic spa which harnesses local natural springs. Why not have a massage at the spa before taking a dip in the thermal pools? There is even a moonlight cave which is the ultimate spot to unwind in!

Montepulciano is also famous for its wine, especially the Nobile red wine which you can sample at a number of vineyards such as the Contucci family vineyard. Here you can take a tour of their 170-hectare farm, learn about wine production and pick up a few bottles to take back to the villa with you! For a special day out, why not head to Montisi (38km away), where you will find a company which run hot air balloon rides over the Val d'Orcia. Take in the incredible landscapes and look down over pretty villages on a 3-hour long flight. The best time to go is early morning so you can see Tuscany in the fresh morning light. After the trip you can spend some time exploring Montisi itself; a village off the beaten track with some fab family-owned trattorias where you can enjoy lunch.

## Local Amenities

Nearest Airport	Florence (144km)
Nearest Airport 2	Rome Fiumicino (200km)



Nearest Train Station	Chiusi (19km)
Nearest Village	Sarteano (7km)
Nearest Restaurant	Sarteano (7km)
Nearest Supermarket	Sarteano (7km)
Nearest Bar/Pub	Sarteano (7km)
Nearest City	Perugia (70km)
Nearest Tennis	Cetona (14km)

## What we love

- Rosa Alba is a luxurious family home exquisitely decorated by its art-loving owners who have selected several pieces from their collection for this villa
- The home has everything you need for a relaxing break including its own gym, lift and private infinity pool
- You will want to spend plenty of time in the expansive gardens which cover 2 acres and feature a dedicated meditation area, a vegetable garden, henhouse and orchard
- Enjoy al-fresco dining on either of the two large terraces while looking out over unrivalled panoramic views of the UNESCO World Heritage site of Val d'Orcia
- The closest amenities are just 7km away in the village of Sarteano and there are lots more towns and villages within easy reach, including beautiful Montepulciano

## What you should know...

- The house has a useful lift, making it easier and more comfortable for all guests to stay here.
- If you are travelling with a large group for a special occasion perhaps, then the owners have two more lovely homes nearby, check out Cento Petali (<https://www.oliverstravels.com/italy/tuscany/siena/cento-petali/>) and Celestial Rose (<https://www.oliverstravels.com/italy/tuscany/siena/celestial-rose/>) if you require more space for your party.
- A car is highly recommended to explore the local area.
- The pool is not fenced, so children should be supervised when outdoors.
- 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

# Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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. An extra bed is available on request. Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **Changeover day:** Saturday.
- **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 mid-June to end-August. 4 nights during all other periods.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately beginning-April 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.
- **Property Licence Number:** IT052031C2IFMQPYLR