

# Villa Delle Pietrose

Region: Tuscany Sleeps: 10

## Overview

Villa Delle Pietrose is a stunning Tuscan retreat, ideal for large families or groups, accommodating up to 10 adults and 4 children. Nestled within a vast 6000m<sup>2</sup> wine estate, the villa enjoys panoramic views of rolling hills and vineyards, just a few kilometres from Montepulciano.

The property includes a main villa and two charming garden cottages. The main house offers a spacious living room with comfortable seating and smart TV, a large kitchen, and a dining area perfect for group meals. Optional breakfast service or a private chef is available for added convenience.

Upstairs, guests will find three elegant suites—two with en-suite showers and king-sized beds, and a third with a full bathroom, king bed, and a private office with sofa bed. The adjacent cottages offer further accommodation, including extra beds, a kitchenette, a dining/library area, and bathrooms, one with a jacuzzi.

Outside, the villa features a covered dining terrace, manicured gardens, and a private swimming pool with breathtaking countryside views. Guests can relax or explore the area's scenic trails, vineyards, lakes, and nearby towns like Siena.

Villa Delle Pietrose is the perfect blend of rustic charm, modern luxury, and prime location for a true Tuscan escape.

## Facilities

Villa • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Walking/Hiking Paths • Romantic • Ideal for Kids • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Pets on Request • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Working Fireplace/Woodburner • Heating • Ceiling Fans • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Babysitting Available • On-Site Concierge • Bathroom Toiletries • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## The Villa

### Main Villa - Ground Floor

- Living room with garden access, sofas and Smart TV
- Large kitchen and dining are with table seating ten, oven, hob, fridge, freezer and coffee machine
- Laundry room
- Guest WC

### First Floor

- 2 x bedroom with king-sized double bed, seating area and en-suite bathroom with shower, sink and WC
- Bedroom with king-sized double bed and adjoining study with sofa bed and desk and en-suite bathroom with bath, shower, double sink and WC

### Garden Cottage A

- Kitchenette
- King-sized double bed
- Seating area with sofa bed
- Bathroom with bath, shower, sink and WC

### Garden Cottage B

- Double bed
- Seating area with sofa bed

### Garden Cottage B - Lower Ground Level

- Bathroom with bath and jacuzzi, sink and WC
- Relaxing area with library

## Outside Grounds (6000 m2)

- Gardens with lawns, trees and local florals
- Vegetable garden
- Infinity swimming pool (depth: 1.35m to 1.75m) open approximately late May to beginning of October from 8 am to 7 pm
- Outdoor armchairs
- Covered dining terraces
- Sun loungers and parasols
- Parking

## Facilities

- Air conditioning
- WI-FI
- Smart TVs
- Iron and ironing board
- Mosquito nets in the bedrooms



# Location & Local Information

A holiday at a family-owned wine estate in Montepulciano, Tuscany, promises a magical escape steeped in history, fine wine, and stunning scenery.

Your base, Villa Delle Pietrose, is a peaceful sanctuary combining rustic elegance with modern comfort, set among vineyard-clad hills. The estate, known for its excellent wines, offers tours and tastings that provide a fascinating look into traditional winemaking.

Just a short drive away, Montepulciano's medieval charm awaits. Stroll cobbled streets lined with boutiques, cafes, and artisanal shops, and explore historic landmarks like Palazzo Comunale and Montepulciano Cathedral.

Nature lovers can enjoy scenic walks and bike rides through the rolling countryside, discovering olive groves, vineyard views, and the beauty of rural Tuscany.

Only 15km away, the UNESCO-listed town of Pienza offers Renaissance beauty and gourmet delights. Wander through its picturesque lanes, visit Palazzo Piccolomini and Piazza Pio II, and savour the town's world-famous pecorino cheese.

With Villa Delle Pietrose as your tranquil retreat, and the cultural gems of Montepulciano, Pienza, and Siena within easy reach, your Tuscan adventure promises to be both enriching and unforgettable.

## Local Amenities

Nearest Airport	<b>Florence Airport (121 km)</b>
Nearest Train Station	<b>Montepulciano Train Station (8.5 km)</b>
Nearest Village	<b>Montepulciano</b>
Nearest Restaurant	<b>Within the estate</b>
Nearest Town	<b>Pienza (17 km)</b>
Nearest Golf	<b>Golf Club Valdichiana (18 km)</b>
Nearest Tennis	<b>Circolo Tennis Tigli (11 km)</b>



## What we love

- Villa Delle Pietrose enjoys an amazing setting within the grounds of a vast wine estate.
- This beautiful, historic home can sleeps 10 adults and 4 children across the main villa and the charming cottages in the garden.
- Outdoors, you have access to a vast garden with a private infinity pool and staggering views over the surrounding countryside.
- Here, you are well-placed for exploring the wine estate or visiting the Medieval town of Montepulciano which is a mere drive away.

## What you should know...

- Six guests can sleep in the main villa, while four can be accommodated in the adjacent cottages.
- Some parts of the home are air conditioned, while the rest is cooled by ceiling fans.
- Due to the rural setting, you will need a car if you wish to explore more of Tuscany's amazing towns.
- Please note that due to the semi-rural location of the villa the Wi-Fi speed is moderate.

# Terms & Conditions

- **Security deposit:** €3000 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. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.00 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:** Please note that your booking will only be confirmed once we have checked availability with the owner.<br> Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.<br>
- **Changeover day:** Saturday.
- **End of stay cleaning:** Standard changeover clean included in the price. 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. Shorter stays may be available on request. Please enquire.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** 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. The pool is open approximately from 8.00 a.m. and 7.00 p.m.