

# Hamlet In Montalcino

**Region:** Tuscany   **Sleeps:** 12

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## Overview

Just below the ramparts of Montalcino, hidden behind mellow stone walls and shaded fig trees, lies a historic hamlet lovingly restored for modern-day ease. Inside, terracotta floors and time-worn beams sit alongside curated furnishings and indulgent touches, from the open fireplace in the lounge to a romantic standalone bathtub in the main bedroom. The layout is thoughtfully spread out, with four bedrooms in the main house and two in peaceful annexes, perfect for groups seeking both connection and privacy.

Daily breakfast and housekeeping add an effortless rhythm to your days, while king-size beds can be tailored into singles for flexible sleeping arrangements. Step into the garden and the pace slows further. A private pool glimmers in the sunshine, a bubbling hot tub awaits beneath the trees, and a traditional pizza oven stands ready for golden crusts and fire-pit storytelling after dark.

Located in the hilltop heart of southern Tuscany, you're just a short stroll from the cafés, wine shops and cobbled charm of Montalcino's historic centre. And when the road calls, the landscapes around Pienza, Montepulciano and Siena lie temptingly close for timeless day trips.



## Facilities

Tennis Nearby • Historical Sites • Horse Riding • Wi-Fi/Internet • Golf Nearby • Air-Con • Walking/Hiking Paths • Wine Tasting • Cycling • Hairdryer • Coffee Machine • Villa • Washing Machine • Chef/Cook Available • Walk to Village • Cots (Cribs) • Private Pool • Maid Service Included • Wine-Tasting Available • Breakfast Included • Ideal for Teens • Hot Tub • Walk to Restaurant • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Smart TV • Working Fireplace/Woodburner • Fire Pit • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Hamlet Interiors (350m2)

### Main House

- Lounge
- Open-plan kitchen, well-equipped including dishwasher, oven, hob, microwave, kettle, toaster, blender, fridge-freezer and coffee machine
- Open-plan dining area
- Guest WC
- 3 x bedrooms with double bed and en suite bathroom
- Smaller bedroom (with its own separate entrance from side street) with en suite bathroom

### Annexe I

- Bedroom with double bed and en suite bathroom

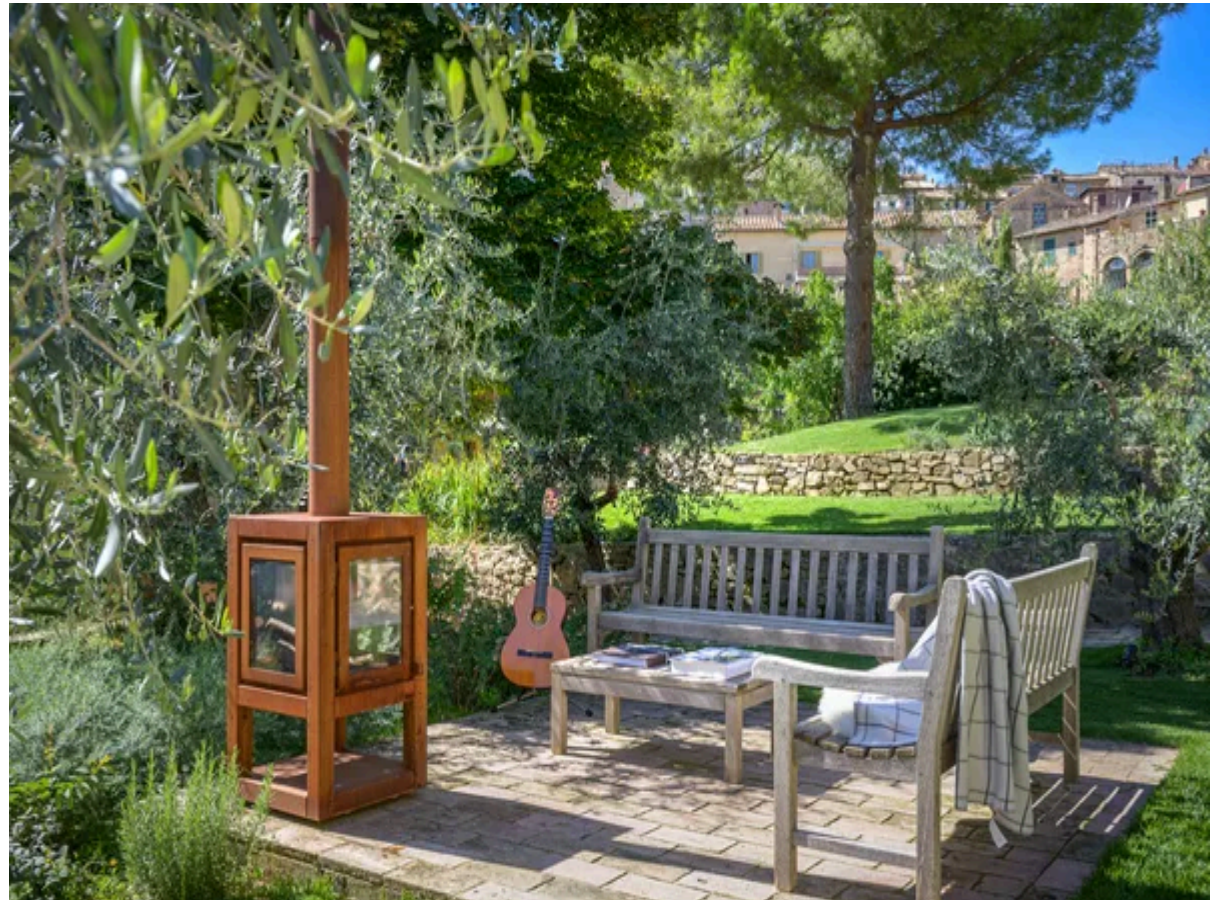
### Annexe II

- Bedroom with double bed and en suite bathroom

*Five of the double bedrooms feature king-size double beds (180x200cm, can be split into two singles). One features a queen-size double bed (160x200cm). 3 en suites feature walk-in showers, the other 3 feature bath and shower.*

## Outside Grounds (1600m2, enclosed)

- Swimming pool (9.5x3.5m, depth: 1.3m) with overflow on terrace above (overflow not to be used by guests)
- Poolside sun beds
- Hot tub
- Al-fresco dining terrace
- Traditional wood-burning pizza oven
- OFYR barbecue (for barbecue and Teppanyaki cooking)
- Small terrace with benches and firepit
- Small vegetable and herb garden
- Garden (with sloping grounds and different levels/steps)
- Small gravel courtyard with parking





# Location & Local Information

Set in the peaceful lower quarter of Montalcino, Hamlet In Montalcino lies just below the town's pedestrianised historic centre, close enough to wander up for an espresso, yet far enough to enjoy privacy and space. From here, guests can access the region's finest Brunello wine estates on foot or by bike, or explore charming local grocers, boutiques and trattorias with ease.

Montalcino itself is a jewel of southern Tuscany, renowned for its 14th-century fortress, slow food scene and sweeping vineyard views that shift colour with the seasons. Cultural events and open-air concerts bring the piazzas to life in summer, while truffle markets and wine festivals add a festive flavour to autumn.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (109km)
Nearest Airport 2	Florence Airport (115km)
Nearest Airport 3	Pisa Airport (160km)
Nearest Train Station	Buonconvento (11km)
Nearest Village	Montalcino (Short walk to centre)
Nearest Restaurant	Montalcino (Short walk to centre)
Nearest Supermarket	Coop, Montalcino (600m)
Nearest Town	Siena (42km)
Nearest Golf	Club Castiglion del Bosco (12km)
Nearest Tennis	On the edge of the village (900m)



## What we love

- It's such a privilege to be able to stay in one of southern Tuscany's most enchanting medieval villages!
- Cool off in the glorious swimming pool or sit back in the hot tub with a view of Montalcino's belltower.
- Breakfast and daily cleaning is included whilst other services that can be arranged include wine-tasting, pizza nights, cookery classes, yoga and bike rental.
- Walk to local restaurants and little shops as you embrace the rich history of Montalcino.
- Visit family-owned wineries and local vineyards to sample Brunello di Montalcino, one of Italy's most famous wines.

## What you should know...

- Please note, four of the bedrooms are located in the main house, while two of the bedrooms are located in the annexes.
- The fourth bedroom in the main house has an independent entrance.
- It is possible for the king-size beds in five of the bedrooms to be arranged as two singles on request.
- If you're travelling by car, you will need contact the host to arrange a permit to access Montalcino's restricted traffic area, please do so well in advance of your arrival.

# Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the owner as a pre-authorisation upon arrival (or payable in cash to the owner) and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Late 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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot and highchair can be requested in advance at no extra cost. Please note home security devices may be installed at the villa, please enquire for further information. Guests must contact the owner to arrange a permit for car access to Montalcino's restricted traffic area – please do so well in advance of your arrival.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. Extra €500, payable locally in cash (or deducted from your security deposit). This is for a standard changeover clean. 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. All other durations on request.
- **Heating costs included?:** Yes.
- **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?:** 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:** IT052037B4Q7AMIRXN