Villa Sorgenti

Region: Tuscany **Sleeps:** 13

Overview

Perched on a Tuscan hillside, Villa Sorgenti rises proudly on the promontory that gave it its name, where terracotta walls and exposed stone blend beautifully with centuries-old cypress trees. Designed across three levels to follow the natural curves of the land, this spacious villa offers 400 square metres of light-filled interiors, artisan details, and an atmosphere that effortlessly combines rustic charm with contemporary flair.

Inside, traditional beam-and-brick ceilings crown modern design elements and statement furnishings. Five serene bedrooms, four doubles and one set of twin beds (which can be joined), each come with an en-suite bathroom, including one with a whirlpool tub and another with a Turkish bath for two. The home is built for shared moments: a professional-grade kitchen with pantry, elegant dining room, and two generous lounges invite connection, while a recreation area with billiards, table football, and satellite TV encourages relaxed fun.

Outside, life spills across a series of terraces and levels: a swimming pool framed by stone walls, a sun-soaked solarium, outdoor kitchen and dining space, a garden with swings, and a terrace with table tennis overlooking the valley. Located just outside a traditional village, Villa Sorgenti is perfectly placed to explore Tuscany's slower rhythms and timeless views.









Facilities

Horse Riding • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Historical Sites • Cycling • EV Charger • Villa • Golf Villa • Helipad/Helicopter Transfers Available • Maid Service Available • Ideal for Teens • Has Discount • Has Offer • Special Offer • Cots (Cribs) • Chef/Cook Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Outdoor Games • Table Football • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Babysitting Available • On-Site Concierge • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









Villa Interiors

Ground Floor

- Entrance hall
- Well-equipped, professional kitchen with dishwasher, oven, kettle, toaster, microwave, coffee maker, fridge and freezer
- Dining room
- Laundry room
- 2 x bathrooms
- Bedroom with double bed and ensuite bathroom

First Floor

- Living room with fireplace and TV
- Games room with billiards and foosball table
- Bedroom with double bed and ensuite bathroom with whirlpool tub
- Bedroom with double bed and ensuite bathroom

Second Floor

- Bedroom with double bed, balcony and ensuite bathroom with shower and Turkish bath
- Bedroom with twin beds (joinable) and ensuite bathroom with shower

Outside Grounds

- Private swimming pool (7m x 4m, max depth: 1.4m), open from approximately April to October
- Summer kitchen with stove and gas grill
- Solarium with loungers
- Outdoor lounge area
- Outdoor dining area
- Ping pong table
- Barbecue
- Parking
- Electric vehicle charging station (*available at an extra cost)*

Facilities

- WiFi
- Air conditioning
- Washing machine and dryer
- Hairdryer
- Satellite TV
- Fireplace
- Safe
- Table football
- Iron and ironing

Location & Local Information

Villa Sorgenti is set just outside a typical Tuscan village in an elevated position surrounded by vineyards, woodlands, and olive groves. The region is known for its unspoilt countryside, traditional trattorias, and small family-run vineyards producing rich reds and fragrant olive oils. The villa's immediate setting offers peace and privacy, but it's also well placed for exploring nearby hill towns, local markets, and Romanesque churches.

Guests can venture to charming towns like Arezzo, Montepulciano or Cortona, all within an easy drive. Hiking and cycling trails weave through the landscape, while wine tasting, cooking classes, and artisan shops provide rich cultural immersion. The area is steeped in Etruscan history, and the gentle pace of life makes it ideal for those seeking an authentic slice of rural Tuscany with a touch of elegance.

Local Amenities

Nearest Airport	**Amerigo Vespucci Airport (47km)**
Nearest Airport 2	**Pisa International Airport (63km)**
Nearest Bar/Pub	**Montecatini Terme (3km)**
Nearest Beach	**Spiaggia della Lecciona (59km)**
Nearest City	**Pistoia (14km)**
Nearest Golf	**Golf Montecatini Terme (12km)**
Nearest Restaurant	**Montecatini Alto (1km)**
Nearest Supermarket	**Montecatini Terme (3km)**
Nearest Town	**Montecatini Terme (3km)**
Nearest Village	**Montecatini Alto (1km)**









What we love

- There is a panoramic terrace with a private pool, outdoor lounge and dining area.
- Guests can enjoy the Turkish bath and whirlpool tub for spa-like relaxation in your own villa.
- Games room with billiards and table football - ideal for families or groups.
- Authentic Tuscan interiors with beamed ceilings and stone walls balanced by modern design.

What you should know...

- The villa is set across multiple levels with stairs throughout, which may be challenging for guests with reduced mobility.
- The twin bedrooms can be joined to form doubles but will need to be requested in advance.
- One of the bathrooms includes a whirlpool tub, but others feature showers only.
- Villa Sorgenti can accommodate up to 13 guests by adding three single beds in the bedrooms, please enquire for more details.

Terms & Conditions

- **Security deposit:** €600 paid in cash to the owner upon arrival and refunded after departure, subject to full security 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:** 10.00 a.m.

- **Energy costs included?:** No, extra €50 per day, payable locally in cash.

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

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

- **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.

- **Changeover day:** Saturday from beginning-May to end-September. Flexible during all other periods.

- **End of stay cleaning:** Extra €250, payable locally in cash. 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.

- **Other 2:** Please note home security devices are installed at the villa, please enquire for further information.

- **Minimum stay:** 7 nights from beginning-May to end-September. 3 or 4 nights during all other periods.

- **Heating costs included?:** No, as per energy costs, extra €50 per day, payable locally in cash.

- **Pool heating charge?:** Yes, extra €50 per day, payable locally in cash. 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 person 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 from approximately April to 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.