Villa Leccetto

Region: Tuscany **Sleeps:** 18

Overview

Beneath the golden Tuscan sun, overlooking the romantic landscapes of the Val d'Orcia, Villa Leccetto invites you into a world where elegance, comfort and authenticity blend gracefully. This refined village residence marries historic architecture with the beauty of nature, offering a remarkable setting for those in search of Tuscany's most treasured pleasures.

Set within the medieval village of Castelmuzio, this handsome house comprises nine bedrooms across three individual apartments, each thoughtfully designed to reflect the character of its surroundings while delivering the contemporary comforts of elegant living.

From the earthy tones and garden patio of the ground-floor apartment with direct pool access, to the elevated elegance of the first-floor abode where generous windows frame the surrounding hills, each space tells its own story. The top-floor apartment, with exposed wooden beams and skylights, offers a poetic retreat beneath the stars for those drawn to rustic charm with a sophisticated touch.

Inside, open-plan living areas, fully equipped kitchens and beautifully furnished bedrooms create an atmosphere of relaxed luxury. Outside, olive trees and Tuscan grounds frame two private swimming pools, inviting long afternoons and al-fresco moments on the terrace with a good book or a glass of wine in hand.

Step into village life with a stroll through Castelmuzio, where cobbled lanes, a single restaurant and a well-stocked grocery store create an atmosphere of gentle authenticity. With roots tracing back to the Etruscan-Roman era, it's a place to slow down and savour the richness of tradition.

Surrounded by some of Tuscany's most iconic destinations, Villa Leccetto is perfectly placed for cultural and culinary discovery. Pienza enchants with its Renaissance symmetry and famed Pecorino; Montepulciano and Montalcino seduce with world-famous wines and sweeping vistas. And just over an hour away, Siena and Arezzo promise a deep dive into Tuscan heritage, art and architectural splendour.









Facilities

Villa • Cycling • Historical Sites • Air-Con • Recommended • Wine Tasting • Horse Riding • Private Pool • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Chef/Cook Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns

& Villages • TV • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Heating • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available

Interior & Grounds









House Interiors (700m2)

Each floor features a self-contained apartment

Apartment I Interiors – Ground Floor

- Open-plan living area with armchairs and wine-bar corner
- Kitchen, fully-equipped with kitchen island, dishwasher, microwave, toaster, oven, blender, coffee maker and fridge-freezer
- Bedroom with king-size double bed (180cmx200cm)
- 2 x bedrooms with king-size double bed (160x180cm)
- 2 x en suite bathrooms
- 1 x private bathroom
- Guest WC
- Patio with al-fresco dining and lounge area (and direct access to poolside terrace)

Apartment II Interiors - First-Floor

- Open-plan living and dining area with antique dining table for 12 guests
- Open-plan kitchen, fully equipped including dishwasher, microwave, toaster, oven, blender, coffee maker and fridge-freezer
- Master bedroom with king-size double bed (160x180cm), balcony, study and en suite bathroom
- Bedroom with king-size double bed (160x180cm), walk-in closet and en suite bathroom
- Bedroom with king-size double bed (160x180cm) and en suite bathroom
- Guest WC

Apartment III Interiors - Second-Floor (sloping ceilings)

- Open-plan living area
- Open-plan kitchen and dining area, fully equipped including dishwasher, microwave, toaster, oven, blender, coffee maker and fridge-freezer
- 3 x bedrooms with king-size double bed (180x200cm)
- 1 x en suite bathroom
- 1 x shared bathroom

Bathrooms feature either baths and/or showers

Outside Grounds (5000m2, with steps)

- Round swimming pool (30mc), open approximately April to end-October
- Second swimming pool (approx. 18x6m, depth: 1.5m), open approximately April to end-October
- Poolside sun beds, chairs, sofas and parasols
- Al-fresco dining terrace
- Barbecue
- Garden and grounds
- Pond
- Parking (for three cars)

Other Facilities

- WiFi
- Air conditioning

- Washing machine (x3)
- Tumble dryer (x1)
- TV (x2)
- Hairdryer
- TVs
- Iron and ironing board

Location & Local Information

In the medieval village of Castelmuzio, Villa Leccetto enjoys an enviable position in southern Tuscany, only a 10-minute drive from the UNESCO-listed town of Pienza. This idyllic corner of the Valdichiana Senese is defined by undulating hills, olive groves and golden wheat fields that glow in the afternoon sun.

Wander the cobbled lanes of Castelmuzio itself - a beautifully preserved historic village with origins dating back to the Etruscan-Roman era. With characterful lanes and pretty houses that create a picture-postcard scene that feels lost in time, Castelmuzio is home to a restaurant and a good-sized grocery store. Meanwhile, supermarkets and other useful amenities can be found in Sinalunga (14km).

Just a short drive away lies Pienza (9km), a Renaissance gem celebrated for its harmonious architecture and famous Pecorino cheese. Its elegant piazzas and sweeping views over the Val d'Orcia offer an unforgettable taste of Tuscan beauty and history.

Slightly further afield, Montepulciano (21km) tempts with its grand palazzos, ancient wine cellars and the deep red richness of its Vino Nobile. Montalcino (26km), another jewel in the Tuscan crown, is a must for lovers of Brunello and atmospheric hilltop views.

Nature lovers will find endless inspiration in the landscapes of the Valdichiana Senese and Val d'Orcia. Rolling hills, sunflower fields and cypress-lined roads make for idyllic walking or cycling routes, while rustic trattorias dot the countryside offering long, leisurely lunches with a view. The region's quiet charm makes every outing a sensory experience, whether you're tasting olive oil at a local farm or soaking in the colours of the golden hour over the vineyards.

Villa Leccetto also offers the perfect base for day trips to two of Tuscany's cultural treasures. Both Arezzo and Siena are just over an hour's drive away, each offering a distinct slice of Italian heritage. From Siena's majestic Duomo and shell-shaped Piazza del Campo to Arezzo's Etruscan roots and antique markets, these cities brim with art, history and local flavour.

Local Amenities

Nearest Airport	**Perugia Airport (86km)**
Nearest Airport 2	**Florence Airport (132km)**
Nearest Airport 3	**Pisa Airport (178km)**
Nearest Bar/Pub	**Castelmuzio (Within walking distance)**









Nearest Golf	**Castiglione del Lago (48km)**
Nearest Restaurant	**Castelmuzio (Within walking distance)**
Nearest Shop	**Castelmuzio (Within walking distance)**
Nearest Supermarket	**Sinalunga (14km)**
Nearest Town	**Pienza (9km)**
Nearest Town/City	**Siena/Arezzo (52km/58km)**
Nearest Train Station	**Sinalunga (14km)**
Nearest Village	**Castelmuzio (Within walking distance)**

What we love

- With its three beautifully furnished apartments, it's perfect for a group of friends or multigenerational stay
- Gather beside one of the two swimming pools and admire the glorious vistas of the Val d'Orcia – it's especially idyllic at sunset
- With its village setting, soak up authentic Tuscan life as you stroll around Castelmuzio's cobbled lanes
- The perfect base for exploring three of Tuscany's most iconic destinations – Pienza, Montalcino and Montepulciano

What you should know...

- Villa Leccetto sleeps up to 18 guests across three self-contained apartments (one on each floor), each with a living area and fully-equipped kitchen – please see the "Layout" tab for full details.
- Despite the village setting, a car is essential to be able to reach amenities and explore the beautiful region.

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. - 8.00 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?:** 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:** Flexible.

- **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.

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

- **Other 3:** 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.

- **Minimum stay:** 5 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **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 beginning-April to beginning-November. 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.