Borgo Pignano - Villa Il Poggio

Region: Tuscany **Sleeps:** 8

Overview

Set within the beautiful Borgo Pignano estate, Villa Il Poggio is a characterful stone-built villa that combines Tuscan charm with the elegance of an upmarket residence. Perched in a prime position overlooking rolling hills, it offers sweeping views all the way to the medieval skyline of Volterra – a vista best enjoyed from the villa's private heated infinity pool or landscaped gardens.

Inside, the villa features four beautifully appointed en-suite bedrooms, including two flexible rooms that can be arranged with either king-size or twin beds. Ideal for families or small groups, the home's gourmet kitchen with wood-burning oven and spacious dining area invite convivial meals and relaxed entertaining. A welcoming living room with doors opening to a veranda, a mini gym and amenities for electric vehicles complete the picture of understated sophistication.

Guests of Villa Il Poggio are treated to a warm Tuscan welcome with a bottle of estate wine, fresh flowers and fruit on arrival. Enjoy daily housekeeping and evening turndown service, as well as an organic buffet breakfast served in the estate's hotel (or delivered directly to your door for a supplement). A complimentary golf buggy makes exploring the estate easy whilst personalised concierge support ensures every detail is cared for.

As part of Borgo Pignano's exclusive collection of private residences, guests benefit from access to the estate's exceptional facilities. These include a Michelin-starred restaurant helmed by Chef Stefano Cavallini, a relaxing limestone spa with sauna and hammam, tennis and sports courts and creative experiences such as painting classes, cookery lessons, artisanal workshops and seasonal picnics amongst the vines. Children will love the dedicated summer Kid's Club and there's ample space for wildlife walks, cycle rides and horse-riding.

Ideally situated just a short drive from Volterra and San Gimignano, Villa Il Poggio places you within reach of Florence, Siena and the Chianti vineyards. A stay here offers the perfect blend of heritage, serenity and characterful elegance – a true escape to the soul of Tuscany.









Facilities

Air-Con • Ideal for Kids • Romantic • Working Fireplace/Woodburner • Walking/Hiking Paths • Private Pool • Horse Riding • Historical Sites • Wine Tasting • Recommended • Cycling • Wellness • Tennis Court • EV Charger • Villa • Onsite Restaurants • 24hr Reception • Excursions Available • Kids Club Available • Resort • Maid Service Included • Has Discount • Has Offer • Special Offer • Ideal for Teens • Cots (Cribs) • Pets on Request • Heated Pool • Chef/Cook Available • All Bedrooms En-Suite

• Shared Pool • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • Laptop Friendly Workspace • Gym/Fitness Room • Dishwasher • Sauna/Steam • Heating • Caretaker/Owner on Site • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • On-Site Concierge • Breakfast Included • Ideal for Babies & Toddlers • Football net • Basketball net

Interior & Grounds









Villa Interiors (330m2)

Main Upper Floor (via steps, split-level)

- Entrance hallway with armchairs, fireplace and table
- Guest WC
- Dining room with door opening to covered terrace for al-fresco dining
- Gourmet kitchen with wood-burning oven and breakfast table
- Living room with doors opening to covered veranda

Top Floor (via staircase from hallway)

- Bedroom with king-size double bed and en suite bathroom with bath, separate shower, double hand basin, bidet and toilet
- Bedroom with king-size double bed and en suite bathroom with shower, double hand basin, bidet and toilet
- Bedroom with king-size double bed and en suite bathroom with shower, double hand basin, bidet and toilet
- Bedroom with king-size double bed, shower (partly open to bedroom) and en suite bathroom with shower, double hand basin, bidet and toilet

Two of the bedrooms can be split as twins

Outside Grounds (with steps and different levels)

- Heated infinity swimming pool with waterfall feature
- Poolside terrace with sun loungers
- Large terrace with al-fresco dining area and sun loungers (a few steps above poolside terrace)
- Covered veranda with outdoor lounge furnishings
- Second dining and lounge terrace
- Garden with beautiful views
- Lower terrace with sun loungers, lower garden and steps
- Mini-gym
- Electric buggy
- Electric vehicle car charger

Estate's Shared Facilities

- Infinity swimming pool (only for adults and children aged 12+) open 10.00 a.m. to 6.00 p.m.
- Family swimming pool (depth 1.4m) open 10.00 a.m. to 6.00 p.m.
- Fitness suite (Technogym equipment including treadmills, weights, bikes, rowing machines)
- Spa with sauna, hammam and treatment/massage rooms
- Wall box electric/hybrid car chargers
- Multi-sports facilities with tennis court, football and basketball court
- Kid's Club (approximately June to mid-September) for ages 4-12
- Michelin-starred Il Pignano restaurant open for lunch (April, May, September and October only) and dinner (April to October, closed Thursdays and Sundays from June to August)
- Al-fresco restaurant open for lunch and dinner (June to August only, subject to weather)
- Il Camino restaurant open for dinner (spring and autumn seasons only)
- 2.5-acre vegetable garden and produce shop
- Vast estate for long walks, cycle rides and jogging

- Horse-riding centre
- Art gallery and La Collezione Italiana

Location & Local Information

Deep within the rolling green hills of Tuscany, Villa Il Poggio at Borgo Pignano is set in a natural landscape of forest, vines, olive groves and organic farmland. Located on the magnificent 750-acre Borgo Pignano estate, this refined villa perfectly captures the essence of elegant country living in Italy, only 19km from San Gimignano.

Guests can explore the estate thanks to an electric golf buggy, allowing access to a wide range of on-site amenities – the main part of the estate is 1.5km away. These include dining options (highlighted by a Michelin-starred restaurant) alongside tennis, basketball and football courts, a gym, a spa carved out of limestone, horse-riding stables and two shared pools (one family pool, another for adults/children 12+).

Kilometres of trails invite you to walk, cycle or jog through unspoiled nature, where you might spot wildlife such as hares, wild boar, owls or pheasants. The estate's farm shop features an array of organic produce and products crafted on-site, from honey and olive oil to handmade soaps and lavender.

While the natural beauty of Borgo Pignano is endlessly inviting, the surrounding region offers a rich cultural tapestry to discover. Just 15km away, Volterra reveals layers of history through its Roman amphitheatre, alabaster artisans and medieval palaces. The striking skyline of San Gimignano rises 19km away - its ancient towers, award-winning gelaterias and atmospheric streets earning it a well-deserved place on the UNESCO World Heritage list.

Oenophiles are ideally placed to explore the celebrated Chianti wine region, with charming villages like Castellina in Chianti (37km) and Radda in Chianti (49km) offering intimate tastings and rustic trattorias tucked among vineyards.

For those yearning to dive into Tuscany's artistic heritage, Siena is a 46km drive and captivates with its dramatic Gothic architecture and historic piazzas. Florence (67km) promises a day of Renaissance wonders, world-class galleries and elegant dining.

From its idyllic rural setting to its proximity to some of Tuscany's most iconic towns and cities, Borgo Pignano is the perfect base for an unforgettable Italian escape, wrapped in natural beauty and steeped in cultural charm.

Local Amenities

Nearest Airport	**Pisa International Airport (74km)**
Nearest Airport 2	**Florence Airport (84km)**
Nearest Beach	**Marina di Cecina (55km)**









Nearest City	**Siena (46km)**
Nearest Golf	**Castelfalfi Golf Club ASD (27km)**
Nearest Restaurant	**Villa Pignano Restaurant (Michelin starred) (1.5km)**
Nearest Tennis	**On the estate (Short buggy ride)**
Nearest Town	**Volterra (15km)**
Nearest Train Station	**Poggibonsi-S. Gimignano (25km)**

What we love

- Set within the beautiful 750-acre Borgo Pignano estate, with access to range of amenities including a spa, tennis court and Michelin-starred dining
- Characterful interiors include four en-suite bedrooms, spacious living and dining areas and a gourmet kitchen with a wood-burning oven
- Enjoy idyllic views from your Tuscan garden, terraces and your very own infinity heated swimming pool – you can even see as far as Volterra
- Daily housekeeping, evening turndown service, complimentary breakfast and on-site concierge bring hotel-style luxury to your private villa stay
- Taste Tuscany's finest with estate-produced organic honey, preserves, olive oil and wine all available to purchase in the on-site farm shop
- Discover iconic hilltop towns – Volterra and San Gimignano are nearby, with Florence, Siena and Chianti's vineyards all within easy reach

What you should know...

- Guests do need to be able to safely manage steps and different levels across Villa Il Poggio and its beautiful grounds.
- Villa Il Poggio is set within Borgo Pignano, a vast Tuscan estate with a hotel and a collection of villas/residences, alongside access to a range of estate amenities and services.
- Certain services will need to be pre-booked in advance such as restaurant reservations, breakfast in the villa, spa treatments, private chef etc (all subject to a supplement). Please see the "Extras" tab for full details.
- A car is highly recommended to explore the local area.

Terms & Conditions

- **Security deposit:** Credit card details are required on arrival for pre-authorisation.

- **Arrival time:** 4 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 11 a.m. Check-out outside this time may be subject to an extra cost. Please enquire for more details.

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

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

- **Pets welcome?:** Only small dogs on request only and with prior agreement with the owner. The pet must have an international health certification showing microchip and list of vaccinations. If accepted, a pet supplement of €30 per pet per day will apply (payable locally). Pets are not allowed in the resort common areas.

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

- **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.

- **Minimum stay:** 3 nights in high season. 1-2 nights during all other periods.

- **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.