# Borgo Pignano - Villa The Artists' House

**Region:** Tuscany **Sleeps:** 4

## Overview

Beyond the gentle rustle of oak and beech leaves, The Artists' House is tucked deep within Borgo Pignano's ancient woodland, offering an evocative retreat where nature, privacy and creativity meet. Once a studio for painters and sculptors inspired by Tuscany's golden light, this elegant stone villa now welcomes guests with warm hospitality and quiet, timeless charm.

Step into the open-plan living area where soft natural tones, exposed beams and traditional terracotta floors reflect the rustic soul of the region. A wood-burning stove warms the adjoining studio space, the perfect nook for reading, sketching or slow afternoons of reflection. Downstairs, a serene bedroom with a Napoleonic sleigh bed opens to the garden, while the upstairs master suite enjoys its own private terrace overlooking the forest canopy.

Outside, a woodland lounge invites peaceful morning coffees and unhurried aperitivi, while a large, heated swimming pool is beautifully secluded, bordered by rosemary, lavender and wild greenery.

Fresh fruit, flowers and a bottle of estate wine await your arrival, with daily cleaning, turndown service and optional in-villa breakfast delivery adding to the experience. Guests can also explore the wider estate with a golf buggy and enjoy full access to the spa, sports courts, gourmet dining and concierge services.

The Artists' House is one of several villas nestled across Borgo Pignano's 750-acre estate, a place of organic farmland, heritage architecture and deep-rooted Tuscan traditions. Whether it's art, food, nature or solitude you seek, this villa offers a quiet, restorative space to embrace the best of countryside living.

A short drive brings you to the medieval streets of Volterra (15km) and the soaring towers of San Gimignano (19km), while Florence, Siena and the vineyards of Chianti are all within easy reach for day trips rich in culture, wine and beauty.









## Facilities

Villa • Ideal for Kids • Romantic • Walking/Hiking Paths • Horse Riding • Private Pool • Historical Sites • Cycling • Wine Tasting • Recommended • Wellness • Air-Con • Tennis Court • Onsite Restaurants • 24hr Reception • Excursions Available • Kids Club Available • Resort • Maid Service Included • Has Discount • Has Offer • Special Offer • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Pets on Request • Heated Pool • All Bedrooms En-Suite • Shared Pool • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit &

Activities • Hairdryer • Spa/Massage • Tourist Towns & Villages • Gym/Fitness Room • Dishwasher • Sauna/Steam • Heating • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • On-Site Concierge • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds









**House Interiors**

*Ground Floor*

- Living-Dining room
- Open plan, fully equipped kitchen
- Bedroom with double bed
- Bathroom with shower room with shower, hand basin and separate WC

*First Floor*

- Bedroom with double bed
- Bathroom with bath, hand basin and separate WC

**Villa's Outside Grounds**

- Heated swimming pool
- Poolside terrace with loungers
- Outdoor dining area
- Woodland lounge for outdoor relaxation
- Electric buggy
- Private parking

**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

Nestled within the wooded heart of Borgo Pignano's spectacular 750-acre estate, The Artists' House offers an idyllic hideaway surrounded by nature. Encircled by ancient oak and beech forest, this secluded stone villa provides a unique sense of peace and privacy, while remaining just a short walk or buggy ride from the estate's many amenities.

Guests can explore the estate with ease using the golf buggy provided, making the most of Borgo Pignano's Michelin-starred dining, spa, gym and beautifully maintained sports facilities including tennis, basketball and football courts. A nearby equestrian centre offers horseback adventures through the countryside, while the family pool, playground and children's activities ensure all ages are well catered for.

Winding trails lead through aromatic herb gardens and olive groves, offering opportunities for walking, running and wildlife watching, keep your eyes peeled for deer, wild boar, owls and pheasants. The estate's charming bottega sells homegrown produce and handmade goods, including estate-made honey, herbal teas, olive oil, wine and artisan toiletries crafted from lavender grown onsite.

Though its tranquil setting feels a world away, The Artists' House is ideally located for discovering the best of Tuscany. Just 15km away lies the evocative hill town of Volterra, once an Etruscan stronghold, where cobbled lanes and alabaster workshops lead to historic landmarks like the Roman theatre and Palazzo dei Priori.

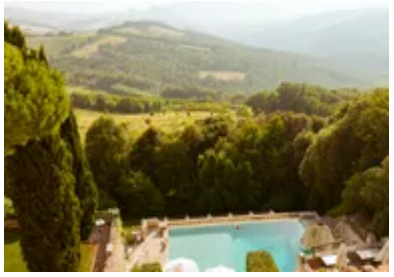
A little further, San Gimignano (19km) dazzles with its medieval towers, sweeping views and award-winning gelato. This UNESCO World Heritage site is an unmissable gem, rich in history and Tuscan charm.

Venture into the Chianti countryside and you'll find some of Italy's most iconic vineyards. Spend the day wine-tasting in picture-perfect villages like Castellina in Chianti (37km), known for its atmospheric cellars and rustic trattorias serving local specialities.

Cultural highlights lie within easy reach too. Siena (46km) enchants with its Gothic architecture, museums and the famous Piazza del Campo, while Florence (67km), the cradle of the Renaissance, offers an abundance of art, fashion and history along the banks of the Arno.

From woodland tranquillity to Tuscan treasures, The Artists' House is perfectly placed for guests to enjoy the best of both worlds, seclusion and stillness, or cultural adventure at your fingertips.







## Local Amenities

| | |
|---|---|
| Nearest Airport | **Pisa International Airport (74km)** |
| Nearest Airport 2 | **Florence Airport (84km)** |
| Nearest Airport 3 | |

| | |
|---|---|
| Nearest Beach | **Marina di Cecina (55km)** |
| Nearest City | **Siena (46km)** |
| Nearest Golf | **Castelfalfi Golf Club ASD (27km)** |
| Nearest Restaurant | **Villa Pignano Restaurant (Michelin starred) (Short buggy ride)** |
| Nearest Tennis | **On the estate (Short buggy ride)** |
| Nearest Town | **Volterra (15km)** |
| Nearest Train Station | **Poggibonsi-S. Gimignano (25km)** |

# What we love

- The setting feels like a secret retreat, tucked into the woodland fringe of Borgo Pignano's estate.
- The villa's timeless charm, from terracotta floors to the beautifully restored shutters and soft, earthy tones throughout.
- The large private pool nestled among trees and flowering herbs.
- A romantic upstairs suite with its own terrace, perfect for morning coffee or sunset reading.
- The artist's studio, where natural light and forest views inspire creativity and calm.
- Being steps away from the estate's organic vineyard, yet feeling completely secluded.

# What you should know...

- The Artists' House is located in a peaceful, wooded area of the Borgo Pignano estate, offering a more private and tucked-away feel alongside access to a range of estate amenities and services. It is best suited to guests looking for calm and inspiration.
- 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.
- The second bedroom is open-plan with a sleigh bed and direct access to the garden, ideal for children or close friends.
- A golf buggy is provided to make accessing the estate's main facilities simple and enjoyable.
- The studio-style layout means shared living spaces are cosy and open.
- 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.

- **Pool heating charge?:** No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Owners will operate heating as advertised, but specific temperatures can't be guaranteed. No compensation applies where weather affects pool heat.

- **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.