Villa Anna

Region: Tuscany **Sleeps:** 18

Overview

Escape to this charming villa, where the fantastic countryside setting and array of amenities create the perfect backdrop for unforgettable Italian adventures and relaxation.

Immerse yourself in the rustic charm of this villa, complete with a swimming pool, spa, hot tub, and sauna, offering an authentic Italian countryside experience.

Whether you're exploring the vegetable garden or enjoying the villa's amenities like the sauna and pool, every moment promises adventure and relaxation. Set amidst rolling hills and vineyards, this spacious property provides a genuine connection to nature. Just 12km from Montalcino and 30km from Siena, you're perfectly located to explore the stunning surroundings.

Plus, indulge in personalized services such as cooking courses, massages, dinners, and more upon request, ensuring a truly memorable stay.



Facilities

<1hr to Airport • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Fishing • Air-Con • Golf Nearby • Ideal for Kids • Walking/Hiking Paths • Historical Sites • Wellness • Weddings • Cots (Cribs) • Ideal for Teens • Marquee Hire Permitted • Has Discount • Has Offer • Special Offer • Maid Service Included • Chef/Cook Available • Pets on Request • Outdoor Ceremony • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Washing Machine • Indoor Reception Available • Outstanding Landscapes • Outdoor Pursuit & Activities • Spa/Massage • Tourist Towns & Villages • Pool/Snooker • Table Tennis • DVD • Hot Tub • Satellite TV • Sauna/Steam • Heating • Cooking Classes Available • Spa Treatments Available • Transfers Available • Babysitting Available • On-Site Concierge • Children's videos/DVDs • English speaking babysitter available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds







Interior & Grounds









Main Villa

Ground Floor

- Main entrance with dining room with long table seating 18 and small circle table seating 4
- Living room with fireplace
- Suite with king size bed, office and ensuite bathroom with shower
- Kitchen divided in 2 rooms: preparation room and cooking room with double fires and oven
- Suite with king size bed, living room and ensuite bathroom with bathtub and shower
- Gaming room with pool table
- Spa with hot tub and sauna
- Bathroom with changing room for the spa

First Floor

- Living room with fireplace
- Study with table
- Kitchen
- 5 bedrooms with queen size bed and ensuite bathroom with shower
- Master bedroom with king size bed and ensuite bathroom with shower and bathtub

Guest House

- Bedroom with queen size bed and ensuite bathroom with shower
- Living room with sofa

Outside Grounds

- 3 x covered terraces
- Alfresco dining area with table seating 22
- Garden
- Swimming pool
- Wood oven pizza
- Sun loungers
- Barbecue
- Vegetable garden
- Bocce court
- Outside seating area

Facilities

- WiFi
- Heating
- Air-conditioning
- TV
- DVD
- Table tennis
- Pool table
- Sauna

Location & Local Information

Villa Anna is situated in the rolling hills of the Tuscan countryside, on a 300-hectare organic farm. The perfect spot to experience the best vistas of this rural area of Italy, with surrounding vineyards, olive trees and cypress trees. Nearby you will also find plenty of charming villages and towns to enjoy local delicacies, with the closest restaurant and supermarket only 5 km away.

Overlooking the picturesque landscape of the UNESCO world heritage site, Val d'Orcia, this villa is a wonderful base to explore this stunning valley. If you're a wine connoisseur, this is the ideal location to try renowned wines such as Brunello di Montalcino. The town of Montalcino itself can be found around 20km away, and a trip to the cellars to learn more about this DOCG (Denominazione di Origine Controllate e Garantita) awarded wine will be sure to delight. Aside from the wine, Montalcino has much to offer. The historical centre with its intact fortress built in 1361 is very impressive, not to mention the wonderful view standing on top of its walls. This town becomes even more alive in July with the jazz and wine festival held within the grounds of the fortress.

Another nearby town famous for its wine is Montepulciano, 45km away, home to the Vino Nobile. This is one of the most beautiful hilltop towns in Tuscany, full of elegant Renaissance palaces, ancient churches and charming squares.

Tuscany is full of traditional towns, each with their own unique history and delicious local foods that can be enjoyed in the trattorias, you could visit a new town every day if you wished! However, if you fancy venturing to a city, Siena, only 30km away, is worth a visit, maybe even two; there's so much to see. Notable sights include the Tower of Mangia, next to the Palazzo Publico, with incredible views over the city and the gorgeous Duomo di Siena. A particularly great time to visit would be in July or August to revel in the festivities held for the Palio horse race, which has been taking place since the 17th century. Siena is overall a must-see and after a long day of visiting beautiful churches and monuments, nothing can beat a pizza enjoyed in the lively atmosphere of the Piazza del Campo.









Local Amenities

Nearest Airport	**Florence (110 km)**
Nearest Golf	**Bagnaia (25 km)**
Nearest Restaurant	**Bunconvento (5 km)**
Nearest Shop	**Bunconvento (5 km)**
Nearest Supermarket	**Bunconvento (5 km)**

Nearest Tennis	**Bunconvento (5 km)**
Nearest Town/City	**Siena (30 km)**
Nearest Train Station	**Siena (33 km)**
Nearest Village	**Buonconvento (5 km)**

What we love

- This idyllic estate is perched upon the hills of the beautiful Tuscan countryside overlooking the picturesque landscape of Val d'Orcia.
- Villa Anna offers a plethora of amenities, ensuring there's something to delight and entertain every guest, making your stay unforgettable.
- Guests can enjoy the villa's convenient location, only 5km away from the lively town of Buonconvento, where restaurants, shops, a church, and a train station can be found
- Indulge in exquisite wines at this property, guaranteed to tantalize your taste buds with every sip.

What you should know...

- Due to the beautiful rural location of this villa, it is recommended to hire a car to be able to visit everything the area has to offer
- Villa Anna, situated down a charming country road, offering privacy and serenity for your perfect escape.
- The spacious estate can welcome up to 18 guests. The estate consists of the main villa, which provides eight bedrooms with en-suite bathrooms, and the guest house, which provides an additional bedroom with en-suite bathroom. Guests can rest comfortably as all the bedrooms include air-conditioning and ceiling fans.
- Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- 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.
- The delightful pool is not fenced. Therefore children need to be supervised at all times.

Terms & Conditions

- **Security deposit:** €1,000 paid in cash to the owner upon arrival and refunded upon departure, subject to full 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:** 9:00 a.m.

- **Energy costs included?:** Extra €250 per week, payable locally in cash.

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

- **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. Please note that your booking will only be confirmed once we have checked availability with the owner. 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. The spacious estate can welcome up to 18 guests. The estate consists of the main villa, which provides eight bedrooms with en-suite bathrooms, and the guest house, which provides an additional bedroom with en-suite bathroom. Guests can rest comfortably as all the bedrooms include air-conditioning and ceiling fans. The delightful pool is not fenced. Therefore children need to be supervised at all times. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday from April until end-October and Christimas/New Year's. Flexible during all other periods.

- **End of stay cleaning:** Extra €500, payable in cash locally. 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 April until end-October and Christmas/New Year's. 5 nights during all other periods.

- **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 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.