

# Monticchia

Sarteano - Tuscany

**Monticchia** is a carefully restored country house on a 1700-acre estate located in the Val d'Orcia region in southern Tuscany. This extraordinarily beautiful stretch of Italy sits between Rome and Florence with open, breathtaking views to Mount Amiata, with the unchanged landscape reminiscent of old master paintings. The nearby San Casciano dei Bagni is a beautiful, unspoiled medieval village, and a rather well-kept secret south of Siena. The villa lies one and a half hours from the Rome and Florence airports. Larger groups can also rent the nearby Villa Aiola, which is part of the same estate.

**Sleeps 6 - 10**

## **BEDS & BATHS: 5 BDR/4 BTH**

### **Main Villa:**

**First Floor:** 1 master queen bedroom with a Tuscan fireplace and en suite bathroom with tub and shower. The master bedroom opens to a terrace with stunning views and access to the garden area. 2 queen/twin bedrooms share a large bathroom with shower and tub.



### **Tower:**

**First Floor:** 1 queen bedroom with large bathroom with shower.

**Second Floor:** 1 queen bedroom with large bathroom with tub and handheld shower.

### **LIVING SPACES:**

#### **Main Villa:**

**Ground Floor:** Spacious living room (with fireplace) and dining room, both with French doors opening onto the garden. Both rooms are decorated with elegant, eclectic furniture. Fully equipped eat-in kitchen.

**First Floor:** Sitting room with small loft space with one single bed.

### **Tower:**

**Ground Floor:** Large, eat-in kitchen; living room with fireplace.

### **OUTSIDE FEATURES:**

Private pergola for dining al fresco (reachable by 20 steps), an extensive lawn for lounging and private woods for walks. Well-tended gardens with outdoor furniture. Beautiful private swimming pool with diving board.

### **AMENITIES:**

A/C in the master bedroom, washer, dryer and ironing facilities on the premises at disposal of the guests. Dishwasher, satellite flatscreen TV, wireless internet connection, stereo/CD system, screened windows.



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## SPECIAL CHARACTERISTICS:

Monticchia provides maximum comfort in a peaceful, refined and very private atmosphere. Guests can enjoy walks and bike rides through the property's private paths, and visits to the nearby Montepulciano, Montalcino, and Cetona—famous for their history, cuisine and wineries. A one-kilometer trail leads from the villa to the town of Sarteano. Also close is San Casciano dei Bagni—its best-kept secret is an old Roman spa offering the therapeutic thermal spring waters and beauty and health treatments. Enjoy typical local cuisine at Monticchia, prepared by a Tuscan cook.



- Electricity, water, and final cleaning included
- Heating not included (€100 per day, depending on usage)
- Daily morning housekeeping service included (4 hours for 10 people/2 hours for 6 people)
- Staff to cook and serve lunch/dinner, on request—€15 per hour paid locally
- Gardener and pool maintenance service included
- Telephone charges extra
- Babysitting service, on request: €15 per hour
- Laundry (washer and dryer) and ironing facilities available on the premises
- Personal laundry and ironing service extra, on request: €10 per hour
- Food allowance: €1,000 paid with final balance
- Security deposit: €2,500 for 10 people/€1,500 for 6 people to be held at the agency

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE  
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

Check-in between 4 p.m. and 7 p.m. – Check-out by 10 a.m.

B R A V O  
HOLIDAY RESIDENCES

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[www.hipvillas.com](http://www.hipvillas.com)