



*Stylish contemporary  
décor in an area  
of exceptional  
natural beauty.*

## Villa 1213

*Castelmuzio, Val d'Orcia, Tuscany, Italy*

Within the idyllic and pristine village of Castelmuzio is Villa 1213 – a unique combination of traditional Tuscan and antique pieces cleverly mixed with impressive and vibrant more contemporary interiors together with an enchanting garden and natural plunge pool.

An antique palazzo signorile (gentleman's home), Villa 1213 is indeed named after the year in which Castelmuzio was first referenced in archives and in homage to the history surrounding this stunning home. Restored to the very highest of standards with great love and care, Villa 1213 will appeal to anyone who appreciates the subtle combination of antique with modern.

The large entrance hall leads to the state of the art kitchen which is equipped with absolutely everything one could wish for with the equally stylish dining area being located the other side of the central positioned working fireplace. Beyond here guests can step out onto the terrace and enjoy breakfast in the sun looking onto the beautifully maintained and enchanting garden with its natural plunge pool. The spacious living rooms is the perfect venue for relaxing with a book chosen from the great selection at the villa, or maybe

sitting with a glass of local vino and watching Netflix or AppleTV on the large smart TV from the living room which has access to the large outdoor patio. The large king suite known as Stanza Montalcino on the ground floor is beautifully appointed and enjoys a well equipped shower room across the hallway. This suite is ideal for those with mobility issues and extremely comfortable with its easy access to the kitchen and garden areas.

The first floor features a sitting room with stylish and comfortable furnishings and is a perfect place for some quiet time with a book, as well as an office studio equipped with desk, printer and lounge area which works perfectly as a reading room or remote working location. Suites Stanza Firenze and Stanza Siena are elegantly furnished and the single Suite Pienza is connected to Suite Firenze whilst Suite Siena connects to the office studio. On the top floor guests will love Suite

Montepulciano. This large king suite enjoys a fabulous bathroom with free standing bathtub and is really quite romantic and a magical hideaway! Top quality luxury linens and bathroom products have been used throughout and the owners have cleverly combined great style and elegance whilst maintaining the authenticity of this ancient Tuscan home.

Villa 1213 exudes luxury and sophistication. The perfect venue for a group of friends, for honeymooners or indeed a family with older children, Villa 1213 is a sanctuary for Tuscan living. Nearby is Pienza and a little further are Montepulciano and Montalcino – the list of places to visit is endless. With all manner of excellent restaurants and wineries within easy reach Villa 1213 is also perfect for anyone into gastronomy and fine wines. For those guests who prefer to simply relax though, Villa 1213 could not be a better place. Take advantage of the

great kitchen sourcing locally produced ingredients to create a fine Tuscan meal or just sit back and enjoy the services of a local cook.

Villa 1213 will appeal to anyone who appreciates stylish contemporary combined with original Tuscan in an area of exceptional natural beauty.

## Information

**Sleeps: 9**

### The Service

- Maid service midweek
- Cook service available on request

### The Accommodation

Ground floor:

- Entrance hall
- Sitting room
- Kitchen
- Dining room
- Stanza Montalcino – Large king suite with bathroom across the hallway

First floor:

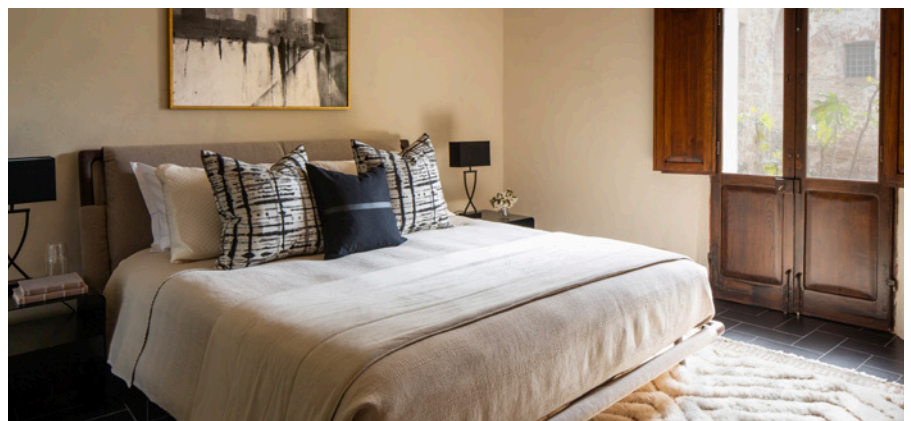
- Stanza Siena & Stanza Firenze – two queen suites
- Stanza Pienza (single suite which connects to Stanza Firenze and the office studio)
- Sitting area, Office

Second floor:

- Stanza Montepulciano – large king suite

### General

- Private plunge pool
- Air conditioning in all suites
- Central heating
- Gourmet kitchen
- Dishwasher
- Wine fridge
- Washer/Dryer
- Flatscreen Smart TV
- WiFi
- Bluetooth speakers
- Pizza oven





# Merrion Charles

PRIVATE TRAVEL CONSULTANT

Tel: +39 0585 92098 | Mobile: +39 392 155 1464 | Email: info@merrioncharles.com  
Via Ariosto 32, Cotto, Fivizzano 54013, MS, Italy  
www.merrioncharles.com

## Places of Interest

- Pienza 10mins
- Montepulciano 20kms
- Montalcino 30kms
- Siena 50kms
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## Transport

- Florence 105kms
- Rome 210kms





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