



*A place to experience
in person and
to relish.*

Montemaggio

Municipality of Cortona, Tuscany

Dreaming of the quintessential retreat away from the outside world? Montemaggio is your place! Utterly unique, this secluded estate on the Tuscany Umbria border is a quite phenomenal architectural renovation set amidst a green natural paradise.

Montemaggio is the result of twenty years of renovation and is ideal for anyone searching guaranteed privacy and tranquility. The extensive garden is gated and fenced and enjoys a small lake, large park with fruit trees, 150 olive trees, a mini amphitheatre and connecting 80 hectares of forest. Before being restored the property was a collection of derelict buildings set in a valley at 650 metres above sea level with the oldest being the twelfth century monastery. The vision of the purchasers of Montemaggio all those years ago has been outstanding and the end result is most impressive - all the more so when one actually visits for real.

Together with highly renowned architect John Pawson, the owners chose to create a place where contemporary design could be combined effectively with the natural (and manmade) landscape.

The original two-storey envelope of the Convento has been reinstated with only minor adjustments to regularise the form with the restored rubble stonework being left exposed, as is common local practice.

The centrally located stair tower has been reconstructed, with openings on all four sides rendering it a 9-metre high light well. With new foundations and floor slabs the interior floor plans have been designed to create a sequence of spaces susceptible to contemporary living styles. The feeling of light and space is astounding with the two massive bedrooms enjoying state of the art en suite bath and shower rooms. A very modern kitchen with adjoining living and dining areas opens onto a gorgeous al fresco dining zone and, as throughout Montemaggio, space and light are key elements.

The Monastero has been left in its original architectural state which is essentially a single volume with a stair connecting each floor. The interior scheme is based on a simple vernacular palette of simple plaster walls, exposed chestnut ceiling timbers, Florentine pietra serena and Roman travertine. The super well designed and equipped kitchen is simply paradise for those who love to cook and next door is the large and impressive formal dining room with large open fireplace. Bedrooms are of

the very highest spec as are the bathrooms and fittings. With a living room on the ground and first floors, as well as a study on the top floor, the Monastero provides the most magnificent, comfortable and relaxing home. The creativity, quality, clever combination of medieval with modern and the natural colours make this quite an exceptional and historic building. Outside is a fabulous large terrace area and the original chapel which has been reinstated for small recitals.

An enchanting walk leads from the monastery, via the Monk's garden and stairs, to the perfectly positioned and elevated pool with its exceptional views and surrounding trees. Here guests can enjoy peaceful days reading and relaxing with al fresco lunch beneath the pergola covered dining area.

Beyond here is the newly designed guesthouse providing extremely comfortable accommodation for a further six guests. Totally modern in design, the guest house is set away from the Monastero and Convento with stunning

views and total privacy. Once again, there is a state of the art kitchen with all mod cons, a really comfy living room and three beautifully appointed bedrooms with their own shower rooms.

With its lake, amphitheatre, private pool and variety of terraced areas, one is spoilt for choice each day at Montemaggio. The attention to detail, the sensitivity of materials incorporated including the lighting (particularly at night) and the use of only the very best materials throughout cannot be stressed too highly. To stay at Montemaggio is to enter a world of one's own and certainly one very hard to leave! This really IS a haven of natural beauty where architectural expertise, individual creativity and a sensitivity to the local environment and history have all been valued and respected.

I am very proud indeed to include very unique and special Montemaggio - a place to experience in person and to relish. Perfect for a larger group taken in its entirety or maybe the guesthouse on its own, Montemaggio offers many possibilities and ideal as well for a writer, musician or actor looking for a somewhere to escape to for an extended stay in this marvellous green and vibrant hidden valley.

Information

Sleeps: 16 in total

Service:

- Maid service provided in accordance with particulars of each booking

Accommodation:

Monastero (sleeps 6)

Ground floor:

- Entrance hall
- Kitchen (with eating area)
- Large dining room
- Living room
- Guest cloakroom
- Double/Twin bedroom with en suite bathroom

First floor:

- Living room
- Library
- Study
- Double bedroom with en suite bathroom



Second floor:

- Study
- Master double bedroom with en suite bathroom and terrace

Convento (sleeps 4)

- Large open plan area with kitchen, living and dining areas on the ground floor and stairwell tower leading to large master double bedroom with en suite bathroom at one end and the twin bedroom with en suite shower room at the other end.

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Guesthouse (sleeps 6)

Ground floor:

- Kitchen with dining area
- Guest cloakroom
- Double/Twin bedroom with en suite shower room

Lower ground floor:

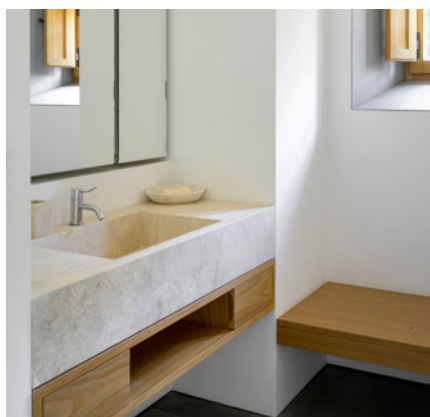
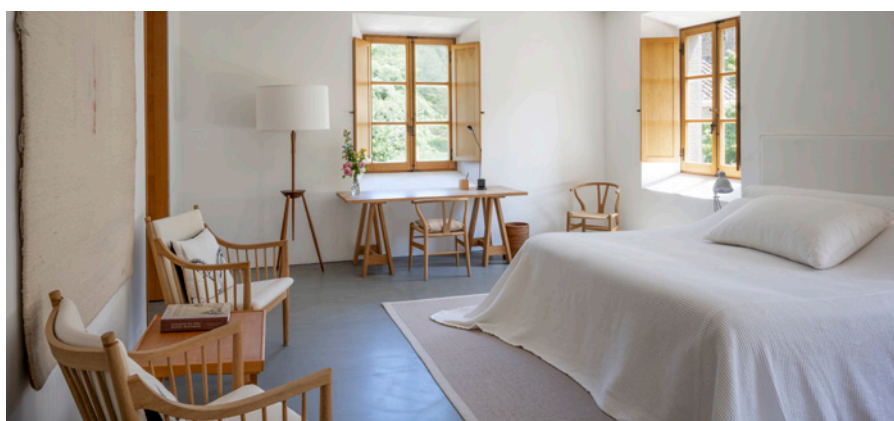
- Living room
- Twin bedroom with en suite shower room

First floor:

- Master double bedroom with en suite shower room

Amenities:

- Private pool 14m x 5m (with heating)
- Pool house, Sauna (in the Monastero)
- Chapel (by the Monastero)
- Garage (Monastero)
- Washing machine
- Dishwasher
- Microwave
- WiFi
- Satellite TV in each house
- DVD player
- Stereo/CD player
- Telephone
- Heating (payable locally)
- Barbecue
- Pizza Oven



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Places of Interest nearby & Activities:

- Nearest shops: Mercatale 7 km
- Riding and watersports Lake Trasimeno 21 km
- Cortona 29 km
- Perugia 44 km
- lorence 153 km

Airports:

- Perugia 57 km
- Florence 156 km
- Pisa 220 km,
- Rome 256 km

