



*One of Tuscany's  
most special and  
memorable locations*

## Villa Serena

*Nr Pienza, Val d'Orcia, Tuscany*

In a truly magnificent location with views to Pienza, Villa Serena offers the very best in quality, space and luxury for a memorable gathering of friends and family. Perfectly positioned in the heart of Tuscany, Villa Serena is an outstanding property, beautifully furnished and equipped to the highest standard.

With spectacular 360 degree views and surrounded by 12 hectares of land including olive groves and a small vineyard, Villa Serena is located in exceptional surroundings with complete privacy on the edge of the Crete Sinesi and the Val d'Orcia. Recently updated by its charming owners, Villa Serena is a spacious, elegant and luxurious haven, perfect for the most discerning of guests.

You are immediately struck by the meticulously maintained gardens at Villa Serena and the wonderful variety of spaces where you can relax with a book and a glass of wine or simply gaze at the marvelous surrounding countryside. In addition to the numerous terraces there is the fabulous pool area with the very best sunbeds, a delightful pergola and the property's very own vegetable patch. The swimming pool has been tastefully finished with white Travertine stone and there is a special electrically operated safety cover which preserves the temperature of the pool. Long days can be spent here relaxing beneath the Tuscan sun breathing in the glorious scents of Mediterranean plants and herbs. Younger

guests are also exceptionally well catered for with plenty of space to play including a wonderful wooden play house.

Villa Serena dates back to the 18th century and the stonework has been beautifully restored in keeping with the tradition of the local area. Inside, fabulous arches, beamed ceilings and terracotta tiles give the feeling of an authentic Tuscan property. The owners have effectively incorporated luxurious and contemporary features, creating an extremely comfortable yet characterful home. The impressive living/dining room is divided between the living area with original fireplace and comfy sofas, the dining area with long wooden table which can seat up to 18 people, and another smaller dining area for up to six people. A fantastic state of the art modern kitchen provides all your needs for fabulous Tuscan dining and guests will cherish the delectable meals prepared by Eros the chef.

Furnishings are a striking mix of antique and modern with bright and vibrant artwork which works well with the light of the Tuscan sun. All bedrooms are

bright and spacious and each enjoys its own en suite bathroom/shower room set in travertine stone with large showers and basins as well as the highest quality toiletries, towels and linen. All have their own plasma TV and individual air conditioning and heating control. On the ground floor there is a games room with state-of-the-art home cinema which is ideal for children and the young at heart!

There are many delightful and fascinating places of interest in the nearby vicinity – Pienza, Montalcino, Montepulciano and Bagno Vignoni to name just a few. A little further afield is the beautiful and historic town of Siena and other hilltop towns such as San Gimignano, Arezzo and Cortona. With wineries, cheese farms, museums, walks and much more there is an unending choice of activities assuming you can draw yourself away from the magical serenity, charm and luxury of Villa Serena. Glorious at any time of the year and with every comfort you could wish for, Villa Serena is a superb setting for a very special holiday in one of Tuscany's most special and memorable locations.

## Information

### Sleeps: 18

#### Service:

- Daily maid service including preparation of breakfast (4hrs each day excluding Sunday)
- Gardener and pool maintenance.
- Continental breakfast service, 6 days per week
- Chef service: 1 meal per day (lunch or dinner) for 6 days per week (excluding Sundays)
- For all meals, cost of food & drinks plus service charge to cover shopping time is payable locally in cash

#### Extra services available on request

- Pre-arrival grocery shop €50 (up to 8 guests); €75 (up to 18 guests) plus cost of items
- Wine list
- Additional housekeeping, Laundry service or Baby sitting €20 per hour
- In house massage
- Telephone for inbound calls only
- Pool heating (€30 per day)

#### Accommodation:

##### Main house

##### Ground floor:

- Large open plan living/dining room with fireplace and doors onto the terrace; office; guest cloakroom; kitchen; temperature-controlled wine cellar; TV room with surround system, DVD and Playstation; double bedroom with shower room ensuite and doors onto terrace; double bedroom with shower room en suite and mezzanine area with single bed and doors onto terrace; double bedroom with shower room en suite.
- Stairs leading to: Master suite with large living area and bathroom with bath and separate shower, Two suites (shower rooms) with additional single sofa bed in each; double bedroom with bathroom en suite (bath with overhead shower).



# Merrion Charles

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## Annexe:

- Large sitting room with double sofa, TV and air conditioning/heating unit; double bedroom with en suite shower room (this room can be separated from living room by a sliding door); double bedroom with en suite shower room.

## Amenities:

- Private pool (heated) 12m x 6m.
- Cinema
- Barbecue
- Free high speed Wi-Fi
- Air-conditioning and heating is available in all areas with individual thermostats in each room
- Plasma TVs in all bedrooms
- Hair dryers
- Nespresso coffee maker
- Microwave
- Washing machine
- Dryer
- Dishwasher
- Two American style fridge/freezers
- Temperature controlled wine cellar
- DVD
- Playstation 4
- Private Five-a-side football pitch
- Table-tennis
- Table football
- Astroturf tennis court



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## Places of Interest nearby:

- Pienza 12kms
- Montepulciano & Montalcino 20kms
- Thermal spas in Bagno Vignoni, Bagni San Filippo and San Casciano dei Bagni 20 mins
- Chiusi train station 40 mins
- Siena 30mins
- Florence 1.5hrs

## Airports:

- Rome Fiumicino 2 hrs
- Florence 1.5hrs
- Pisa 2.5hrs.
- Transfers available on request.

