



*An exceptional
and out of the
ordinary property*

Tombolino

Val d'Orcia, Tuscany Nr Montepulciano, Pienza and Montalcino

Tombolino is the kind of villa that one dreams of but this one is for real! Exceptionally stunning interiors, fabulous pool and hot tub with views across the Val d'Orcia and every service one could wish for – book early though to avoid disappointment.

Surrounded by the typical Val d'Orcia clay hillocks Tombolino enjoys the most stunning views over the valley and its hill towns such as Pienza, Montalcino, Radicofani and San Quirico. An outstanding restoration project of the very highest quality Tombolino is luxurious in every way and the fabulous and stylish interiors are the creation of talented interior designer Ilaria Miani.

A vast terrace surrounds the villa with several pergolas, patios and roofed dining areas from where one can enjoy 360° views of the valley and beyond and guests will relish sunset aperitivos relaxing in the large west facing hot tub watching the sun set over the crete Senesi. The fabulous infinity pool is perfectly positioned below the villa – the ideal spot to enjoy soaking up the Tuscan sun with a book and glass of Chianti.

Inside, one is struck by the incredible design and high standard of Tombolino. A spacious kitchen (divided in two rooms, one for cooking, the other for storing and appliances, out of the guest's view) provides the perfect venue for any keen cook but, if guests prefer not to have to do anything at all (!), excellent local cooks can be hired by the guests as the owners can't provide any due to local restrictions on touristic rentals.

With two living rooms and a dining room downstairs and a further living room upstairs, there is ample space for guests to relax and spread out and for anyone who enjoys visiting Tuscany in the cooler months then two of the living rooms enjoy lovely open fireplaces in addition to underfloor heating throughout the property. All of the bedrooms are spacious and individually styled and furnished with exceptionally comfortable beds, top quality linens and, of course, enchanting views across the countryside.

Nearby to Tombolino there are all manner of classic hilltop Tuscan villages including Montepulciano, Pienza and San Quirico and further afield day tips can easily be made to Siena, Perugia, Assisi and Florence. For the more energetic there is plenty of activity available including hiking, horse riding and cycling and for those guests more interested in food and wine then there are all sorts of fabulous cantinas and markets to visit including Montalcino with its famous Brunello and Pienza with its yummy pecorino cheese! However, you may well find that it's well nigh impossible to draw yourselves from the beauty, luxury and charm of Tombolino - an exceptional and out of the ordinary property.

Information

Sleeps 18 - 12 in the main house and 6 in the barn

The proper maintenance of the house, pool and garden is assured by the property owners who will deliver it clean and fully equipped for the arrival of guests

Services available locally upon request

- The owners cannot provide any service due to local restrictions on touristic rentals.
- Excellent local maids and cooks can be hired directly by guests as well as further services as personal laundry, linen change, shopping, driver with car/van, masseur, catering, babysitting.
- This can all be organised and paid for locally.

Accommodation:

Ground floor:

- Two living rooms
- Large kitchen
- Dining room
- Master Double Bedroom Suite
- Double bedroom with bathroom en suite

First floor:

- Living room with fireplace and multimedia devices
- One twin bedroom (can become double) with en suite bathroom Three double bedrooms with bathrooms en suite
- Two storey barn with three double/twin bedrooms with bathrooms en suite on the ground floor. Relaxation area with bar, kitchenette, gym and multimedia devices
- in the loft.

Facilities:

- Private Pool 52.5ft x 16.5ft (heated & jet streamed)
- Hot tub
- Air conditioning in all bedrooms
- Underfloor heating
- WI-FI allover the house
- Satellite TV
- Multimedia devices



Additional facilities and services available:

- Catering, wedding planning and event organization
- Culinary and wine tours, wine tasting
- Guided cultural tours
- Beauty & Spa (spa, treatments, massages etc)
- Sports (Hiking, cycling, tennis, golf, horse riding, etc)
- Solar panels providing natural pool heating to 30°C in the summer & 26°C in the mid seasons

Places of Interest:

- Nearest village Contignano (grocery, bakery, butcher, "pecorino" cheese factory) 5 minutes
- Rome 2 hours by car, 1.5 by train
- Florence 1.5 hours by car, 1 by train
- Siena, Perugia, Assisi 1 hour
- Montalcino 30 minutes
- S. Quirico, Pienza, Montepulciano, Sarteano, 15 to 20 minutes
- 4 hot spas and beauty farms from 10 to 30 minutes, wineries, wine shops, restaurants within easy reach



Transport:

Train station:

- Chiusi 25 minutes

Airports:

- Rome & Pisa 2 hours,
- Florence 1.5 hours,
- Perugia 1 hour



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The Barn

