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to draw yourself away  
from the magic of this  
very special property.*

## Villa degli Ulivi

Monteroni d'Arbia, Siena, Tuscany

With views to the towers of Siena, stunning gardens, tennis court, large pool, gym and tasteful luxurious living, Villa degli Ulivi is a truly magnificent discovery where guests can immerse themselves completely beneath the Tuscan sun.

A magnificent home steeped in character and style with all modern facilities one could wish for, Villa degli Ulivi provides the ultimate in luxury holiday living. With 360 degree views of the surrounding countryside, Villa degli Ulivi is a meticulously restored casa collonica where original elements such as beamed terracotta ceilings, a central cortile and impressive wooden doors opening into the entrance hall have all been maintained and combined with every modern comfort. With a fabulous art collection, antique furnishings, luxurious marble bathrooms and a kitchen to die for, clients will love Villa degli Ulivi.

The main house and dependence are both spacious and appointed to the very highest of standards. The well equipped kitchen in the main house with its large open fireplace leads to the dining room and beyond to the extensive drawing room rich in colour, sofas, pianoforte and billiards table. Here, guests can enjoy relaxing over an early evening aperitivo in the cooler months and in the summer the central cortile provides the perfect venue for dining al fresco. There is a

wonderful warmth about Villa degli Ulivi and the charming owner has tastefully created a true home rich in character and yet luxurious at the same time. Upstairs the bedrooms enjoy wooden beds with Swedish Hastens mattresses containing a luxury bedding brand that uses only natural materials such as linen, wool and cotton. Bathrooms are large and beautifully presented in yellow Siena marble or travertine. The enormous Suite provides the very best in luxury living with its study area with piano, open fireplace and bathroom with Jacuzzi bath. Each of the rooms has been individually furnished and all enjoy vibrant rich colours.

The equally stylish and luxurious dependence provides additional accommodation for larger groups and has its own kitchen, spacious living area with fireplace and two fabulous double bedrooms with en suite bathrooms. Beneath the dependence is the impressive gym where those guests keen to keep fit can spend hours enjoying the numerous exercise machines before relaxing in the sauna. For others there is a highly

maintained tennis court below the property as well as football and bowls pitches. Properties with tennis courts in Tuscany are a rare find and to have the luxury of a gym and so many other facilities makes Villa degli Ulivi even more special.

The mature and colourful gardens lead to the pool area with covered pergola equipped with kitchen/barbecue and Bose music system – perfect for outdoor living. Next to the dependence is the pizza oven and guests can enjoy having pizzas prepared for them by one of the members of the superb and friendly staff at the villa. The charming housekeeper is available to go shopping and provide delicious authentic Tuscan meals thus making Villa degli Ulivi a paradise for those clients looking for complete relaxation in a place steeped in natural beauty and tranquility.

For the 'culture vultures' amongst you then the choice of places to visit within easy distance is numerous be it Siena, San Gimignano or Pienza but it will certainly be hard to draw yourself away from the magic of this very special property.

## Information

### Sleeps:

- 14/18 (14 in the main house & 4 in the dependence)

### Service:

- Daily maid service
- Cook service available for breakfast, lunch & dinner
- Massage treatments

### Accommodation:

Main House (sleeps 14):

Ground floor:

- Kitchen (with open fireplace)
- Dining room
- Cloakroom
- Study area
- Drawing room with piano & billiards table, Sitting room
- Laundry
- Cantina

First floor:

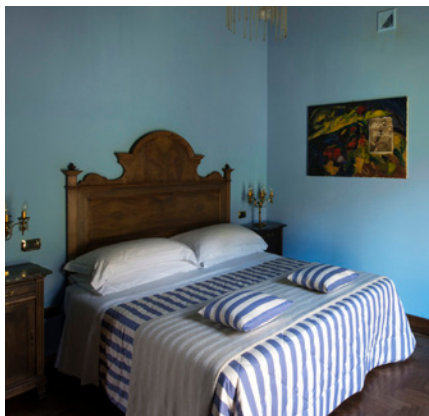
- Drawing room (with fireplace)
- Two double bedrooms with interconnecting bathroom (one with fireplace)
- Further two double bedrooms
- Bathroom
- Suite (with fireplace, study area with piano & bathroom with jacuzzi tub)
- Double bedroom with shower room en suite
- Double bedroom with bathroom en suite

Dependence (sleeps 4):

- Living/dining room
- Kitchen
- Two double bedrooms with shower rooms en suite

### Facilities:

- Private heated pool (heating on request payable €60 per day) 15m x 7.5m
- Pool room
- Football pitch
- Bocce
- Gym with sauna & shower room
- Billiards
- Ping pong
- Barbecue
- Pizza oven



# Merrion Charles

PRIVATE TRAVEL CONSULTANT

Tel: +39 0585 92098 | Mobile: +39 392 155 1464 | Email: [info@merrioncharles.com](mailto:info@merrioncharles.com)  
Via Ariosto 32, Cotto, Fivizzano 54013, MS, Italy  
[www.merrioncharles.com](http://www.merrioncharles.com)

- Satellite TV and CD
- WiFi
- Computer
- Laundry room
- Dishwasher
- Washing machine
- Tennis court – synthetic red clay
- Air conditioning (included in price)
- Central heating (payable extra)

## Places of Interest and Amenities nearby:

- Siena 15 mins
- San Gimignano 25mins
- Bagnaia Golf course 4kms
- Pienza, Montalcino & Montepulciano all within easy reach

## Airports:

- Florence 40mins
- Pisa 1hr 30mins
- Rome 2hrs15mins



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