



## Clio , Tuscany & Umbria

### A STUNNING VILLA WITH A WELCOMING ATMOSPHERE

The villa offers a captivating view and atmosphere of the beautiful Val d' Orcia, which is characterized by medieval castles, sunny rolling hills, isolated hilltop towns, charming farmhouses and isolated rural homes, avenues of cypresses, rows of vineyards, olive groves, and golden wheat fields.. These panoramas are just paradise.

With its elegant interiors and decors, this villa is a sophisticated home with Tuscan accents. This Villa offers not only a welcoming atmosphere but also perfect postcard views. It is the perfect place for those travelers who are seeking peaceful relaxation. The estate provides hotel grade services as well as exiting amenities such as a spa, a fitness center, a tennis court, a private golf course, extensive gardens, and an on-site helipad.

### LAYOUT

#### Main House:

##### Ground Floor:

- Living areas
- Dining area
- Fully equipped kitchen

##### First Floor:

- Bedroom 1: King size bed; en-suited bathroom
- Bedroom 2: King size bed; en-suited bathroom
- Bedroom 3: Large single size bed; en-suited bathroom
- Bedroom 4: Large single size bed; en-suited bathroom

#### Guest House:

- Sitting area
- Bedroom 5: King size bed; en-suited bathroom

#### Pool House:

- Fully equipped kitchen

#### Outside:

- Swimming pool

### FACTS

Prices from: upon request  
Sleeps: 4 - 8 Guests  
4 bedrooms

### SERVICES INCLUDED

Concierge service  
Daily Cleaning  
Daily turn down service

Welcome buffet dinner

Welcome Tuscan groceries upon arrival

Pastry basket delivered to the Villa daily

Kids Club on the estate and kids activities

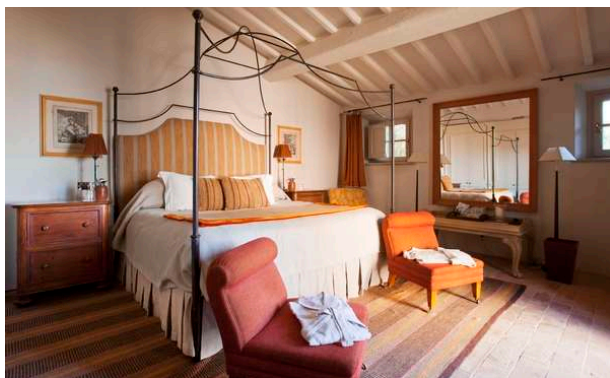
### DISTANCES

Airport: Florence Peretola Airport, 1.40 hours by car  
Town: 25 minutes by car

### PROPERTY FEATURES

DVD  
TV  
Hifi  
Wi-Fi and Satellite  
Pool: , heated  
Childfriendly  
Fireplace

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