



## Villa Urania , Tuscany & Umbria

### BEAUTIFUL VILLA WITH BREATHTAKING VIEWS OVER MONTALCINO.

Located between Siena and Grosseto, the villa is perched on a hilltop and dominates the Tuscan valley and its beautiful landscapes. You will enjoy the peaceful neighborhood as well as the proximity with Montalcino, a town renowned for its wine and nice restaurants. And if you feel more adventurous, you can drive to the Basso Merse Natural reserve and enjoy the stunning scenery.

Freshly renovated, this villa is a real pleasure for the eyes. The stone walls mixed with the wooden floor and the exposed beams create a warm ambiance, typically Italian, while the furniture and the decorations gives a modern edge. But one of the strongest point of the villa is its views over the Val d'Orcia that you can admire from the garden or from the swimming pool.

### LAYOUT

#### Ground floor:

- Bedroom 1: Master bedroom with walk-in closet and en-suite bathroom
- Living room
- Dining room
- Fully equipped kitchen
- Laundry room

#### First floor:

- Bedroom 2: King bedroom with walk-in closet and en-suite bathroom
- Bedroom 3: Twin bedroom with walk-in closet and en-suite bathroom

#### Outdoors:

- Swimming pool
- Patio with dining area
- Terrace

### FACTS

Prices from: upon request  
Sleeps: 3 - 6 Guests  
3 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

Gardener service

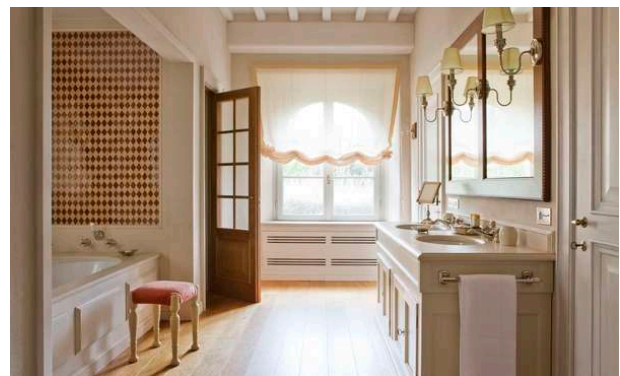
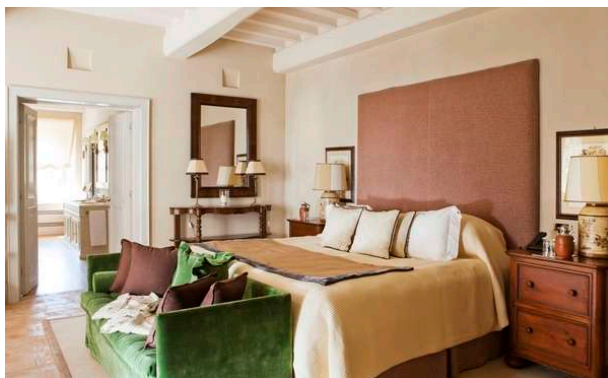
### DISTANCES

Airport: Florence Peretola Airport, 1.31 hours by car  
Town: 20 Metres

### PROPERTY FEATURES

DVD  
TV  
Hifi  
Wi-Fi and Satellite  
Sauna  
Pool  
Tennis court  
Gym with  
Air-conditioned everywhere  
Library  
Mini bar  
Security system  
Helipad

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