

# Tenuta Contessa

**Region:** ITALY

**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 7

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## Overview

Situated on the border between Tuscany and Umbria at the heart of an 65-hectare private estate, this 7-bedroom luxury villa with pool and sweeping views over the iconic rolling landscape epitomizes the ultimate country splendour.

## Description

Montepulciano: Retreat to this period country residence with its own private estate, pool gym and jacuzzi to enjoy authentic luxury country living in Tuscany.

Completely refurbished and brought up-to-date with modern furnishings and fittings this spacious country property has been lovingly decorated with family antiques and soft fabrics offering a tasteful blend of local character and stylish modernity. Each of the 7 bedrooms boasts its own individual charm and sophisticated look. Original features include stone fireplaces, vaulted doors and wooden beamed ceilings. From the garden and terraces guests can enjoy some sprawling views over the rolling hills: this is quintessential Tuscany!

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## Layout

ACCOMMODATION  
(600 m2)

### MAIN VILLA

#### Ground floor:

Entrance.

Living room, stone fireplace, smart TV, door to 90 m2 covered terrace and garden, outdoor dining and seating.

Fully equipped kitchen.

Dining room, wine cellar that can be purchased by customers.

Small gym, Technogym equipment (Unica, Syncro Forma-elliptical, Technogym Bench) + various small tools

Jacuzzi.

Guest WC.

#### First floor:

Second living room, fireplace, armchairs.

Bedroom 1: king size bed, shower room.

Bedroom 2: king size bed, shower room, double sinks.

Bedroom 3: king size bed, bathroom, tub, double sinks.

Bedroom 4: smaller room, double bed, shower room.

Bedroom 5: smaller room, double bed, shower room.

#### Second floor:

Bedroom 6: very large tower room, king size bed suite, bathroom, shower, walk in closet.

### ANNEXE

Bedroom 7: with disable access, double size bed, disable shower room.

Billiard room convertible into a meeting room with

## More Info

## Features

- Aircon
- WiFi Internet
- Wellness/Gym facilities
- Private Pool

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bathroom.

## **OUTSIDE**

Vast private grounds within a 65-hectare estate comprising olive groves, orchard, cypresses and oak trees, aromatic garden, vegetable garden, a large century-old oak tree, gardens and lawn areas.

Ancient wood-burning oven and barbecue, covered terrace with outdoor dining facilities, terrace with outdoor living furniture. Private 12m x 6m swimming pool (Roman steps), sunbathing area. Large gazebo with sofas and loungers. Smaller gazebo with sun loungers. Parking area.

## **LOCAL AREA**

Florence Amerigo Vespucci International Airport: 141 km.

Rome Leonardo da Vinci International Airport: 197 km.

Bologna Guglielmo Marconi Airport: 228 km.

Pisa Galileo Galilei International Airport: 232 km.

Montepulciano: 16 km.

Pienza: 26 km.

Perugia: 62 km.

Arezzo: 72 km.

Siena: 88 km.

San Gimignano: 125 km.

Florence: 128 km.

Volterra: 138 km.

Pisa: 225 km.

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## Location



### DISTANCES

Carvalhal Village (cafs/ restaurants/ bars/ supermarkets/ small grocery shop): 4 km.

Praia do Carvalhal (beach): 9 km.

Praia do Pego (beach): 11 km.

Melides (beach): 27 km.

Comporta (trendy shops/ restaurants): 14 km.

Grandola (nearest hypermarket): 19 km.

Troia Golf Course: 30 km.

Alcacer do Sal: 50 km.

Lisbon Airport: 130 km.

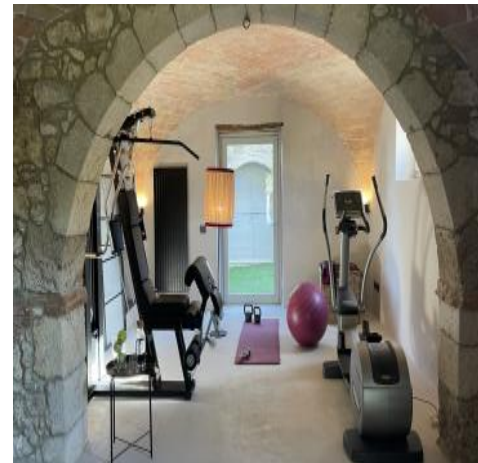
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## Photos



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