

# Villa Bellezza

**Region:** ITALY

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 6

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## Overview

Enchanting villa offering a private infinity pool with views of the beautiful Italian countryside and golf course, a billiard table, boules court and al fresco dining for 10 creating a magical unforgettable setting.

## Description

Montaione: Luxury villa with beautiful stone interiors offering a private infinity pool, countryside views and playroom with table football and billiard table.

The villa embraces the timeless charm of Tuscan living, surrounded by olive groves, vineyards, and cypress trees. Located just 10 minutes from the medieval village of Castelfalfi, the villa is set in one of Tuscany's most scenic and prestigious areas. Castelfalfi, with its cobbled streets, historic castle, and world-class golf course, is a charming place to explore, offering traditional trattorias, local wineries, and breathtaking countryside views. A short drive away, the towns of San Gimignano, Volterra, and Siena invite you to step back in time, with their ancient towers, stunning piazzas, and rich cultural heritage. For those drawn to the art and history of Florence, the city is just an hour's drive away, where you can immerse yourself in Renaissance masterpieces, luxury shopping, and exquisite dining. Whether you're looking for relaxation, adventure, or a taste of authentic Tuscan life.

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## Layout

### ACCOMMODATION

#### **Ground floor:**

Spacious living room divided into two areas - one with cosy seating by the fireplace and the second area for watching movies on a large television screen

Fully equipped state-of-the-art kitchen

Dining room with seating for 10

Library and cigar room

Laundry room

Guest W. C

#### **First floor:**

Bedroom 1: Double bedroom with ensuite bathroom

Bedroom 2: Double bedroom with ensuite bathroom

Bedroom 3: Double bedroom with ensuite bathroom

Bedroom 4: Double bedroom with ensuite bathroom

Bedroom 5: Twin bedroom with private bathroom

One bedroom has an enclosed loggia looking out towards the golf course.

#### **Annexe:**

The annexe houses the villa's playroom with a billiard table and table football and includes a living area, kitchenette and bathroom.

#### **OUTSIDE**

Private infinity pool (13. 5x5m with 1. 8m deep end)  
veranda with BBQ and dining area, garden area, boules court and parking including a garage for 2 cars.

## More Info

## Features

- Private Pool

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## Location



### DISTANCES

Airport (Comiso)60 km.

Airport (Catania)120 km.

Airport (Palermo)300 km.

Airport (Trapani)320 km.

Railway station (Ispica)13 km.

Sandy beach30 metres.

Rocky beach30 metres.

Delicatessen (S. Maria del Focallo)6 km.

Restaurant (Porto Ulisse Beach)1 km.

Shops, banks, restaurants (Pozzallo)12 km.

Saturday weekly market (Modica) 30 km.

Fashion Outlet (Agira)140 km.

Golf (Floridia)60 km.

Tennis court (Ispica)13 km.

Horse-riding13 km.

Diving (Marzamemi)16 km.

Harbour (Pozzallo)16 km.

Vendicari18 km.

Noto30 km.

Ragusa45 km.

Syracuse60 km.

Agrigento165 km.

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## Photos



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