



***Villa Cerchi for 6 pers. 3 bedrooms 2 bathrooms  
Nr. Montalcino private pool***

***A beautiful villa that the owners finished restoring in 2009.***

***The villa is on 2 levels, with a total surface of 200sq.mt., and within a fenced garden of around 200 metres sitting on a hill from which you can admire the beautiful city of Montalcino, and the hamlet of Seggiano, a few kilometers from the Val d'Orcia.***

***(continues...)***

*The entrance is into a beautiful lounge room furnished with ethnic furniture and fabrics, mixed with antique pieces and important paintings, a large lounge, comfortable armchairs and a fireplace with a corner to read in a comfortable lounge with a window looking over the panorama.*



*The following towns can be reached by car: Bagno Vignoni:20 km, San Quirico d'Orcia 30 km, Piancastagnaio 40 km, Mont Amiata with it beautiful hamlets is 30 km away. The airport of Florence is ca 140 km away and the Rome Fiumicino is ca. 210 km away.*  
**(continues...)**



*2 French doors allow one into the garden, or to relax in the comfortable armchairs of the patio.*

*On this floor is a double bedroom with a canopy bed, a double bedroom with a mezzanine floor, where there is a delightful round bed, and a bathroom with a shower.*

*A beautiful wooden staircase leads to the lower floor where there is a beautiful fireplace in granite made from an ancient Roman doorway.*

***(continues...)***

***A beautiful dining room with seating for 10 people, the kitchen is furnished with a granite sink, and a cooking range with 6 jets, dishwasher, an ethnic wooden floor and an old Tuscan dresser. In the larder there are available all the domestic appliances, from a coffee machine, to a meat slicer.***

***A large upright fridge completes the kitchen.***

***A double bedroom with a French door into the garden, a bathroom with a shower and a beauty room with a sauna and hydro-massage bath and tapis roulant. A small lounge room furnished with lounges and armchairs complete this floor with a French door into the garden.***

***Near the bathroom is a small laundry with a washing machine and dryer.***

***Each bedroom has a flat screen satellite TV, and an internet key is available.***

### ***Facilities***

***Satellite TV, DVD, Stereo, Washing Machine, Dryer, Dishwasher, safe, hairdryer, iron, American coffee machine, Italian moka, Italian coffee machine, Pool towels, cot, window screens and WIFI Internet. Spa Room.***

***The swimming pool measures 11.50mt.x6mt. with a maximum depth of 1.60mt with a Roman staircase into it and a hydro-massage area. The solarium area is paved in wood, from which you can admire a beautiful panorama, available from a covered patio with material awnings, a table, chairs and sun beds are in wrought iron covered with comfortable cushions.***

***A beautiful barbecue with an ancient water pump is available for an appetizing grill accompanied with a good glass of the local wine.***

***The villa is not recommended for families with children.***

***It is essential to have a car.***



