

## IL LECCIO: TUSCANY



Type: Holiday villa

Availability: All year

Location: Siena

Sleeps: 10

Area of grounds: 10 acres

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 16 x 8 mtrs

"The Evergreen Oak" is a fine, stone-walled Sienese country house, eight miles south of Siena and a 45 minute drive or less from the following fascinating medieval sights: San Galgano, Monteoliveto, Pienza, San Quirico, San Gimignano and Volterra. This property enjoys a truly exceptional setting. Its estate skirts the open edge of a thick wood that rises up in the vicinity of – a famous 17th-century mansion that was once the private residence of the Chigi family and Pope Alexander VII. Its fabulous grounds draw botanical experts and garden lovers from all over the world. A further walk to the crest of the hill above this villa provides stunning views of the beautiful Tuscan landscape.

"Il Leccio", which consists of a main house and annexe, commands its own private five-acre estate. This contains an attractively designed swimming-pool area (built on a lower level) surrounded by a fragrant, well tended garden with cypress and olive groves. The estate also has its own hard-surface tennis court.



**Technical description:**

Ground Floor: The front door of the main house leads into a sitting room, with TV and wide Tuscan fireplace; to the right there is a cosy living room. From the kitchen further on, a short flight of stair descends to the dining room whose doors give onto the outside portico – an exquisite spot for al fresco dining - both during the day and on unforgettable summer evenings.

First Floor: Access is up a staircase in the sitting room near the entrance. The first floor contains a further living room with fireplace, and on the right, one double bedroom with a magnificent four-poster bed. There is also an en-suite bathroom with bath. Next-door another bathroom serves one twin bedroom. A second twin bedroom, also with four-poster beds and en-suite bathroom with bath, completes the floor.

Annexe: The annexe has two independent entrances both leading to further accommodation . On the lower level the fetching rose rooms are equipped with twin beds and an en-suite bathroom with shower while the upper level houses a comfortable double bedroom with en-suite bathroom with shower.



Distances:

Sovicille 4.5 kms

Siena 14 kms

Montalcino 48 kms

San Gimignano 50 kms

Pienza 63 kms

Grosseto 70 kms

Florence 80 kms

Pisa 176 kms

Rome 255 kms

Nearest airports:

Florence 85 kms

Pisa 170 kms



Dining area



Living room



Kitchen



Bedroom



Bedroom



Bathroom