



# PODEROSA

Located near San Casciano dei Bagni. Sleeps 14 guests. 9 bedrooms and 6 baths.

This two level luxury villa is one of the most unique and stunning homes in this area. Set atop a hill, this elegant contemporary property dominates the surroundings and offers dramatic panoramas of the rolling Tuscan Hills. An exquisite selection of custom-made furniture and extraordinary artisanal finishing are evident throughout the house, from the ample airy social rooms to each of the bright 10 bedrooms; an impressive list of luxurious amenities make this villa a superb choice for first-class vacation retreats.

The recent meticulous restoration brought this property back to its authentic character with an eye on modern sophistication through high quality materials, attentive detailing, and a soothing color palette. The custom-built private wellness area includes an indoor swimming pool with countercurrent swimming system, a steam room, a sauna, a shower, and a fully equipped gym. These features make the villa an ideal retreat also in the colder months.





## 9 BEDROOMS & 6 BATHROOMS

### Ground floor

2 bedrooms with full size bed (1.50 cm x 200 cm) share a bathroom with shower

### First Floor

1 generous master suite with king bed, master bathroom with tub and separate stall shower, separate walk-in closet  
2 Family Suites, each one with a queen bedroom and one bedroom with full size bed (1.50 cm x 200 cm) share a bathroom with shower  
2 queen bedrooms with en-suite bathroom with shower

All bedrooms are provided with A/C - All bathrooms are supplied with hair dryers.

## LIVING SPACES

**Ground floor:** Panoramic sunroom facing the rolling hills offers quiet comfort for some quality time with a good book or just to sit and enjoy beautiful views of the surrounding landscape, while natural light streams in from the French door and the oversized windows.

Also on the ground floor, two sophisticated and generous living areas, the formal dining room and the fully equipped kitchen. The neutral tones of the decor, the textured furniture and exquisite repurposed-wood and cotto floors create a warm, calming ambiance. Both living rooms feature a fireplace, where the vibrant color of the art above the mantel of one and the slim sculptures above the other create great focal points for these very well designed rooms. The clean lines of the furniture, the unexpected station clock and the muted color palette contribute to make these rooms, not only interesting, but true aesthetic gems.

The eat-in kitchen is impeccable, provided with a large table for breakfast, built-in custom cabinetry with lots of storage, and all the modern appliances a gourmet chef can desire.

## OUTSIDE FEATURES

Tranquil and exceptionally manicured grounds include an expansive lawn, a garden with aromatic herbs, such as lavender and rosemary and wild flowers. A private vegetable garden surrounds the pergola near the swimming pool. A spacious portico furnished with large table and chairs is the perfect area for dining al fresco, to fully enjoy the freedom of country living while spared from the heat of the summer Tuscan sun.

The sundeck around the private heated swimming pool is furnished and a charming gazebo offers a nice shaded area to enjoy a glass of wine while taking in the breathtaking panoramic views of the Val D'Orcia rolling hills.

## AMENITIES

Air-conditioning in all bedrooms, Wi-Fi internet connection, satellite Sky TV, hairdryers in all bathrooms, dishwasher, washer and dryer, BBQ, wellness area including indoor swimming pool with countercurrent swimming system, steam room, sauna, and gym. Private heated swimming pool (12m x 4.5m) with steps and ladder for easy access, vegetable and herb garden, private parking.

## SPECIAL CHARACTERISTICS

With its highly desirable Val d'Orcia location, the exceptional contemporary design, and its large indoor/outdoor space, Villa Poderosa is an excellent house for large groups with children. It is suitable for year-round rentals thanks to the amenities offered and also ideal for wellness retreats due to its vicinity to the Thermal waters of San Casciano.

## INCLUDED WITH RENT

- Electricity (up to 500 kWh/week), water and final cleaning
- Housekeeping service 4 hours daily, except Sunday
- Wi-Fi Internet connection
- House, garden and pool maintenance
- Laundry (washer & dryer) and ironing facilities on the premises at disposal of the guests during housekeeping hours

## NOT INCLUDED WITH RENT

- House heating charges: upon usage as per meter reading
- Extra charges for electricity over 500 kWh per week: €0.42 per extra kWh
- Extra housekeeping service: €15 per hour/per staff member
- Additional linen/towel change for entire house: €300 per change
- Cook service: upon request, to be booked in advance
- Personal laundry and ironing service: €15 per hour/per staff member

## NOTES

- Security deposit: €2,000 to be held at the agency
- No smoking villa
- Check-in: between 4:00 pm–7:00 pm
- Check-out: before/by 10:00 am
- All extra services must be pay locally, prior to departure unless otherwise arranged