



Villa Noce

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Overview

Set amidst the rolling hills of southern Tuscany, Villa Noce is a charming stone farmhouse surrounded by four acres of gardens, olive trees and lavender bushes. With panoramic views across the countryside, the property offers a peaceful setting for families or groups of friends looking to enjoy the region at a relaxed pace. Traditional stonework and rustic features are complemented by understated interiors in neutral tones, creating a comfortable and welcoming atmosphere throughout.

The villa accommodates up to 11 guests across six bedrooms and six bathrooms, with the accommodation spread between the main house and two separate annexes. All bedrooms have en-suite bathrooms and air conditioning, while some feature distinctive details such as a four-poster iron bed, antique furnishings or a private fireplace. The main house has a comfortable sitting room with a fireplace, a spacious living area and a dining room with French doors that bring in plenty of natural light. A fully equipped kitchen with a wood-burning stove opens onto the outdoor patio, while the two annexes each have their own kitchenette and separate entrance, offering additional privacy for guests.

Outside, the landscaped gardens provide plenty of space to relax and enjoy the Tuscan sunshine. A private 12-metre swimming pool overlooks the surrounding hills, with a barbecue area, outdoor dining table and a covered pergola providing inviting spots to gather throughout the day. The grounds offer room for children to play, while the peaceful setting makes it easy to unwind and take in the views. With its combination of shared living spaces and separate accommodation, the villa works particularly well for groups who want to holiday together while

retaining some independence.

Villa Noce is located near San Casciano dei Bagni, a historic Tuscan town known for its natural thermal springs, which can be reached on foot in around 20 minutes. The surrounding Val d'Orcia countryside is ideal for scenic drives, village visits and wine tasting, with Montalcino, Pienza, Montepulciano and Cetona all worth exploring. The area is particularly well known for its wines, including Brunello di Montalcino, as well as its traditional restaurants and local produce.

Main Villa

Ground Floor:

Queen/twin bedroom with large closet space and en suite bathroom with Jacuzzi bath. French doors that lead to the side patio

First Floor:

Queen/twin bedroom with unique four-poster iron bed and en suite bathroom with Jacuzzi bath with shower.

Queen/twin bedroom with en suite bathroom with beautiful tub with handheld shower.

Bedroom with French bed (47") with antique headboard and en suite bathroom with shower (this room is perfect for 2 small children or 1 adult).

Annex I (separate entrance): Queen/twin bedroom with en suite bathroom with Jacuzzi shower.

Annex II (separate entrance up steps): Queen/twin bedroom with cozy fireplace and private bathroom with tub and shower.

Amenities

- ✓ Six Bedrooms
- ✓ Six Bathrooms
- ✓ Air Conditioned
- ✓ Central Heating
- ✓ Swimming Pool
- ✓ Sun Loungers
- ✓ Barbecue
- ✓ Al fresco dining
- ✓ Full Kitchen
- ✓ Lounge & Dining Area
- ✓ Fireplace
- ✓ Stereo
- ✓ Smart TV
- ✓ Washer & Dryer
- ✓ Wi-Fi

✓ Parking

Inclusions

Pool & Beach

✓ Private Pool

Services

✓ Garden and pool maintenance

✓ Mid-week change of bed and bath linen (Wed)

✓ Housekeeping service for 3 hours per day (Mon-Fri - 9 am-12 pm)

Villa Pictures










