



*Le Mulaie
comes highly
recommended.*

Le Mulaie

Nr Cetona, Val di Chiana, Tuscany

A magical haven of tranquility nestled within an area of exceptional beauty, Le Mulaie is one's dream holiday destination – a beautifully maintained property with fabulous owners and stunning views – a true home from home.

Arriving at Le Mulaie up the cypress lined driveway one cannot fail to be struck by the beauty of the surrounding Tuscan countryside as well as the care and devotion paid to the lovely gardens of the property. When the present owners first caught a glimpse of 'Le Mulaie', some years back, with its aged, russet coloured walls and a vigorous wisteria winding its way up the outside stone staircase of the main farmhouse, it was love at first sight. They then began a long restoration project of the cluster of buildings and overgrown wilderness to create what is now a really comfortable, welcoming and lovely home.

Le Mulaie comprises three buildings: the main villa (where the charming owners stay when on holiday) and the two which are available for rental taken together to accommodate up to ten people. Of these two villas, the original farmhouse has three double bedrooms, each with its own en suite bathroom, whilst the smaller cottage has two bedrooms, each with its own en suite bathroom. The views from Le Mulaie are exceptional as the property is located in the foothills of Monte Cetona between Val d'Orcia and Val di Chiana. Rolling hills of vineyards and olive groves

take one's breath away and magical days can be enjoyed relaxing by the large swimming pool and then aperitivi as the sun sets before al fresco dinner with the scent of aromatic plants and herbs from the garden wafting through the air. The pool area is great for families with its pool room, barbecue, wood oven and spacious lawns. Directly outside the living room of the farmhouse is a fabulous wisteria strewn pergola dining area and large lava stone table whilst outside the kitchen of the cottage is another enchanting al fresco dining area with awe inspiring views of the immaculately kept vineyards.

Inside Le Mulaie one feels welcome and at home. The owners have not only restored the property to a very high standard with everything one could wish for, but they have also created a warm and welcoming atmosphere ideal for holidays with family and friends. Antique furnishings and family possessions from Britain combine with the original Tuscan features such as old beams, archways, large fireplace, stone staircase and terracotta floors. From the hall one enters the spacious living area and beyond through wooden double doors to the fantastic kitchen with large

travertine island. A large dining room is ideal for guests staying in cooler times of the year and numerous doors from these living areas open onto the garden. The master bedroom is huge with luxurious en suite bathroom and the other two bedrooms in the main house also enjoy en suite facilities and extremely comfortable and tasteful furnishings and décor. Across from the farmhouse is the cottage with its very atmospheric and spacious open plan living area leading through to superbly equipped kitchen and doors onto al fresco dining area ideal for breakfast. One bedroom is on the ground floor and another is accessed by outside stairs to a double/twin bedroom ideal for teenagers. The combination of the farmhouse with the cottage makes Le Mulaie ideal for families where grandparents may prefer their own space in the cottage or for a gathering of friends with children of various ages.

If one can drag oneself away from the peace of Le Mulaie there are all number of delightful places to visit in the vicinity including Montepulciano, Pienza and Sarteano and just down the road is Cetona, a gorgeous well-kept town with some

excellent restaurants and local shops. Nearby spas will appeal to many guests whilst others may prefer to enjoy some of the walks through the surrounding unspoilt countryside.

A welcome addition to Merrion's portfolio, Le Mulaie comes highly recommended.

Information

Sleeps: 10

Service:

- Maid service 3 hrs 6 days per week
- Cook service on request

Accommodation:

Main house:

Ground floor:

- Hall
- Guest shower room
- Living room with fireplace & TV
- Dining room and studio (all opening onto the garden)
- Large kitchen with dining area
- Lavanderia
- WC

Upstairs:

- Landing with fireplace
- Two double bedrooms with shower rooms en suite
- Master bedroom with bathroom en suite (bath & separate shower & 2 basins)

Casetta:

- Huge living/ kitchen/ dining room leading onto terrace & pergola
- Double bedroom with bathroom en suite
- Outdoor steps up to:
- Double/Twin with en suite shower room

Facilities:

- Private pool 14m x 7m
- Pool house
- Barbecue
- Pizza oven
- DVD
- WiFi
- Internet
- Laundry room
- Dishwasher
- Washing machine
- Air conditioning in the main villa
- Central heating
- Dryer
- Hair dryer
- Cot
- Cooking lessons on request

Places of Interest and Amenities nearby:

- Restaurants, sites, cafés and shops in Cetona 10mins
- Chiusi 20mins
- Sarteano 15mins
- Terme di San Casciano dei Bagni & Fonteverde SPA 20mins



Merrion Charles

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- Siena 1h10mins
- Orvieto 50 minutes
- Montepulciano, Citta'della Pieve, Pienza & Monticchiello 20mins

Airports:

- Rome 2hours
- Pisa 2hours
- Perugia 1hour

- N.B. The main villa at Le Mulaie is where the very discreet and really charming owners stay but the pool is for sole use of clients if the owners are on the property.

