



*Stylish contemporary  
décor in an area  
of exceptional  
natural beauty.*

## Villa 1213

*Castelmuzio, Val d'Orcia, Tuscany, Italy*

Within the idyllic and pristine village of Castelmuzio is Villa 1213 – a unique combination of traditional Tuscan and antique pieces cleverly mixed with impressive and vibrant contemporary interiors together with an enchanting garden and plunge pool.

An antique palazzo signorile (gentleman's home), Villa 1213 is indeed named after the year in which Castelmuzio dates back to and in homage to the history surrounding this stunning home. Restored to the very highest of standards with great love and care, Villa 1213 will appeal to anyone who appreciates the subtle combination of traditional and modern features

The large entrance hall leads to the state of the art kitchen which is equipped with absolutely everything one could wish for with the equally stylish dining area being located on the other side of the centrally positioned working fireplace. Beyond here guests can step out onto the terrace and enjoy breakfast in the sun looking onto the beautifully maintained and enchanting garden with its plunge pool. The spacious living room is the perfect venue for relaxing with a book chosen from the great selection at the villa, or maybe sitting with a glass of local vino and

watching one of the many DVDs on the large flatscreen TV. Upstairs each of the three air conditioned double suites has been individually designed and furnished with their own impressive and striking colour schemes and high end bathrooms. Nothing has been left wanting with every little touch provided such as top quality linen and toiletries.

Villa 1213 exudes luxury and yet it also has the feeling of a much loved home. The perfect venue for three couples, honeymooners or a family with older children, it is a magical destination for those who love the Val d'Orcia and also appreciate staying within a small Tuscan town steeped in history. Nearby is Pienza and a little further are Montepulciano and Montalcino – the list of places to visit is endless. With all manner of excellent restaurants and wineries within easy reach Villa 1213 is also perfect for anyone into gastronomy and fine wines. For those guests who prefer to simply relax, Villa 1213 could

not be a better place. Take advantage of the great kitchen by sourcing locally produced ingredients to create a fine Tuscan meal or just sit back and enjoy the services of a local cook.

A stunning addition to the Merrion Charles portfolio, Villa 1213 will appeal to anyone who appreciates stylish contemporary décor combined with original Tuscan elements in an area of exceptional natural beauty.

## Information

### Sleeps: 6

#### The Service

- Maid service midweek
- Cook service available on request

#### The Accommodation

##### Ground floor:

- Entrance hall
- Living room
- Kitchen
- Dining room
- Bathroom

##### First floor:

- Suite Grigia & Suite Viola, each with an additional sitting room or small bedroom for one and en-suite bathroom

##### Second floor:

- Suite Turcheze with en-suite bathroom

#### General

- Private plunge pool
- Air conditioning in double suites
- Central heating
- Gourmet kitchen
- Dishwasher
- Wine fridge
- Washer/Dryer
- Flatscreen TV
- WiFi
- DVD
- IPOD station

#### Transport

- Florence 105kms
- Rome 210kms

#### Local Interest

- Pienza 10mins
- Montepulciano 20kms
- Montalcino 30kms
- Siena 50kms





# Merrion Charles

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