



## Casa dei Pipistrelli

*Montestigliano, Rosia, nr Siena, Tuscany*

A charming and stylish home in the hills south of Siena, Casa dei Pipistrelli offers the most discerning guests absolute tranquillity and utter luxury.

Casa dei Pipistrelli is a magnificent 17th century farm house which has been lovingly and sympathetically restored providing all modern comforts and requirements whilst maintaining the character and charm of a traditional Tuscan home. Set amidst Montagnola Senese hills, Casa dei Pipistrelli is surrounded by unspoilt woodlands and meadows rich in ilex oak, tuffles, porcini mushrooms and meadows where deer graze peacefully.

Restoration of the property has been followed through with great care

ensuring that many of the original features have been retained such as exposed beam ceilings, antique travertine staircases as well as the enchanting walled and paved courtyard with original pizza and wood oven – the perfect venue for al fresco dining. The interiors are 'to die for!' Elegant and eclectic – the combination of more traditional features, such as terracotta tiled floors, works perfectly with the more modern design of the bathrooms, the Zen terrace and twists of Italian design in the fireplaces. Every detail has been considered with the

very best linens, excellent quality mattresses, spacious bathrooms, gorgeous fabrics with warm colours and subtle lighting throughout.

The large country kitchen is equipped with all modern amenities but maintains a Tuscan 'feel' with open fireplace, deep travertine sink and wooden top central island. Anyone who enjoys cooking will cherish time spent here preparing al fresco meals with delicious local ingredients. The dining room is an ideal venue for dining on those cooler evenings in early spring and late autumn and an

# Merrion Charles

PRIVATE TRAVEL CONSULTANT

[www.merrioncharles.com](http://www.merrioncharles.com) | [info@merrioncharles.com](mailto:info@merrioncharles.com) | +39 392 155 1464

open arch leads to the large living room with spectacular fireplace built on the volcanic rock on which the house was constructed. Top quality sofas and fabrics with colourful rugs combine effectively with the soft colours of the lime washed walls and two French doors lead from the living room to the Zen terrace, perfect for enjoying the last rays of the evening light and cocktails. One of the two downstairs en suite bedrooms is suitable for handicapped access whilst upstairs there are three more bedrooms each with their own spacious, high quality bathrooms. There is another reception room upstairs and library with open fireplace and the landing opens onto a covered terrace overlooking the courtyard and enjoying far reaching views over the woodlands and surrounding landscape.



Outside, steps lead down to the garden, park and impressive infinity pool with travertine terrace which blends into its natural rocky environment. A fountain of fresh water flows continually into the pool providing beautiful clear water and a wonderfully refreshing back massage.

'La Capanna', the adjacent barn which originally housed the sheep



# Merrion Charles

PRIVATE TRAVEL CONSULTANT

[www.merrioncharles.com](http://www.merrioncharles.com) | [info@merrioncharles.com](mailto:info@merrioncharles.com) | +39 392 155 1464

and cows, has been converted into a small self contained lodging, making a perfect companion to the main house. Decorated in a more contemporary style, light and airy with an open plan design, La Capanna accommodates four people. Entering directly into the upper level there are two bedrooms each with en suite shower rooms and an open staircase leads down from the mezzanine to the living area with fireplace. To the left is an open plan dining room and kitchen with a pantry/laundry room to the rear and two large doors open onto a paved terrace for 'al fresco' dining with views of the surrounding woodlands.

Casa dei Pipistrelli is the perfect villa for enjoying relaxing days lying by the pool, reading, walking and going for bike rides amidst the peace and tranquillity of this unspoilt location.



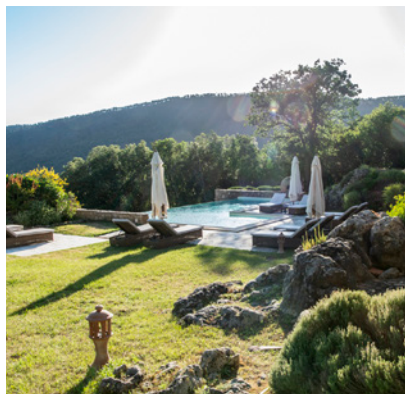
For those guests wishing to explore a little, however, there is a wealth of culture not far away be it Siena, San Gimignano or Montalcino and there are plenty of restaurants within the vicinity should one manage to pull oneself away from the magic of Casa dei Pipistrelli! Highly recommended – a really special home.



# Merrion Charles

PRIVATE TRAVEL CONSULTANT

[www.merrioncharles.com](http://www.merrioncharles.com) | [info@merrioncharles.com](mailto:info@merrioncharles.com) | +39 392 155 1464



Highly recommended!  
A really special home.



## Information

### Sleeps

• 10/14

### Service:

- Daily maid service with change of sheets & towels midweek
- Daily breakfast
- Complimentary case of six bottles of wine
- Concierge service

### Accommodation

**Note: All beds can be made into either twins or doubles apart from one in first floor of main house**

#### Main house (sleeps 10) Ground floor:

- Living room with SMART TV, DVD & stereo, open fireplace
- Kitchen
- Dining room
- 2 twin bedrooms with private bathrooms with shower (one handicap access)
- Cloakroom

#### First floor:

- Upper living room with library and open fireplace
- Three queen bedrooms with en suite bathrooms

#### Barn (sleeps 4) Entrance level:

- One twin bedroom with en suite bathroom
- One queen with adjacent bathroom.

#### Lower level:

- Living room with open fireplace with SMART TV
- Dining room, Outside terrace

### Facilities

- Private Infinity Pool 4.5m x 13m
- Satellite TV & DVD
- Security & ambient lighting outdoors
- Stereo system, Washing machine (in each house)
- Dryer (main house)
- Fully equipped kitchen with 90cm oven
- Microwave oven
- Telephone/Internet connection
- External wood burning bread-pizza oven
- Mountain bikes available
- Air conditioning in in all bedrooms in the main house and barn and in the upstairs lounge in the main house.

### Places of interest nearby

- Local shops, bars, gym at Rosia 10 minutes
- Restaurants - four within 10 minutes of house by car
- Spa with full treatments; massage; steam room, thermal pool & gym.
- Siena, San Gimignano, Montalcino, Pienza
- 18 hole golf course at Bagnaia (Robert Trent Jones) 10 minutes

### Transport

#### Airports

- Florence 1 hour
- Pisa 2 hours
- Rome 2.5 hours
  
- Mainline train station Siena 20minutes