



VILLA AGRESTO



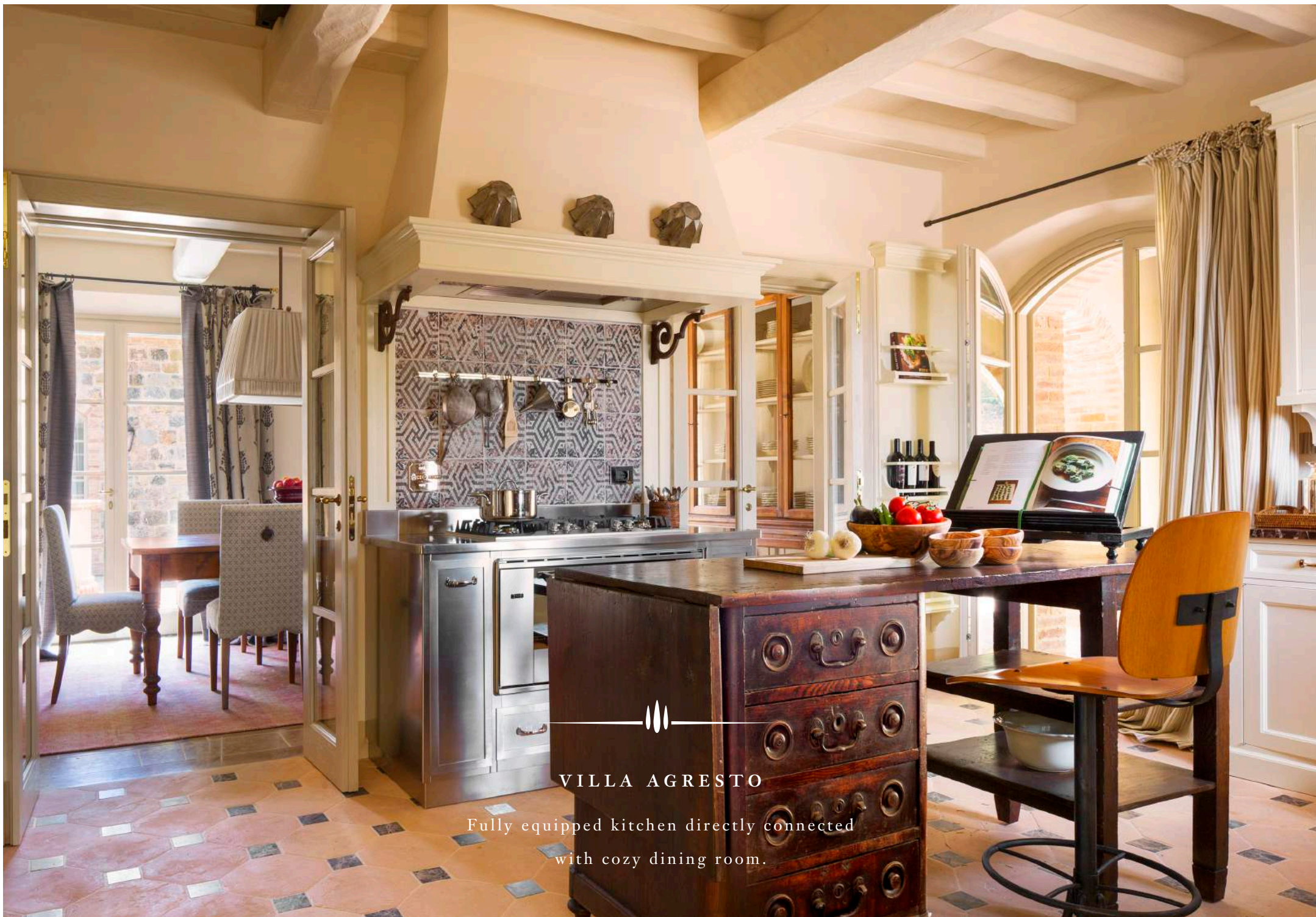


VILLA AGRESTO

Intimately secluded amidst the estate's woodlands, Villa Agresto sits in a panoramic clearing with breathtaking views over Montalcino, Siena and Pienza. The chic country villa is surrounded by olive trees and its own private vineyard.

Living quarters consist of five stylish double bedrooms under wood-beamed ceilings, a fully equipped kitchen, and a cozy Tuscan country style dining room with original fireplace. Outside is a shaded patio for al fresco meals, and a one-of-a-kind heated infinity pool – a deliciously private nook sheltered by verdant woods yet enjoying a picture-perfect view.

Villa Agresto is the latest of the estate's Villas to be restored. While capturing the understated, authentically Tuscan elegance of Rosewood Castiglion del Bosco it also boasts the latest home technologies and connectivity, as well as a steam bath and outdoor Jacuzzi.



VILLA AGRESTO

Fully equipped kitchen directly connected
with cozy dining room.



VILLA AGRESTO

Bright, elegant and warmly inviting, the living room with its original Tuscan fireplace enjoys breathtaking views over the UNESCO-listed Val d'Orcia regional park.





VILLA AGRESTO



Spacious double bedroom
with access to a panoramic
terrace.



Master bedroom with en-suite
bathroom featuring a steam
bath.



VILLA AGRESTO



Double bedroom with en-suite bathroom - Ground floor



Double bedroom - First floor



Dining room - Ground floor



Double bedroom - Private annex bedroom suite



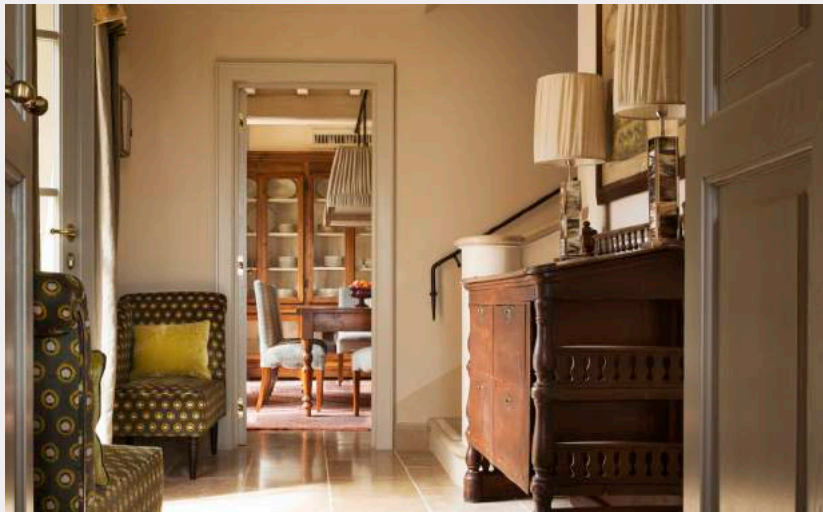
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En-suite bathroom - Double bedroom ground floor



En-suite bathroom - Double bedroom ground floor



Entrance - Ground floor



En-suite bathroom - Master bedroom



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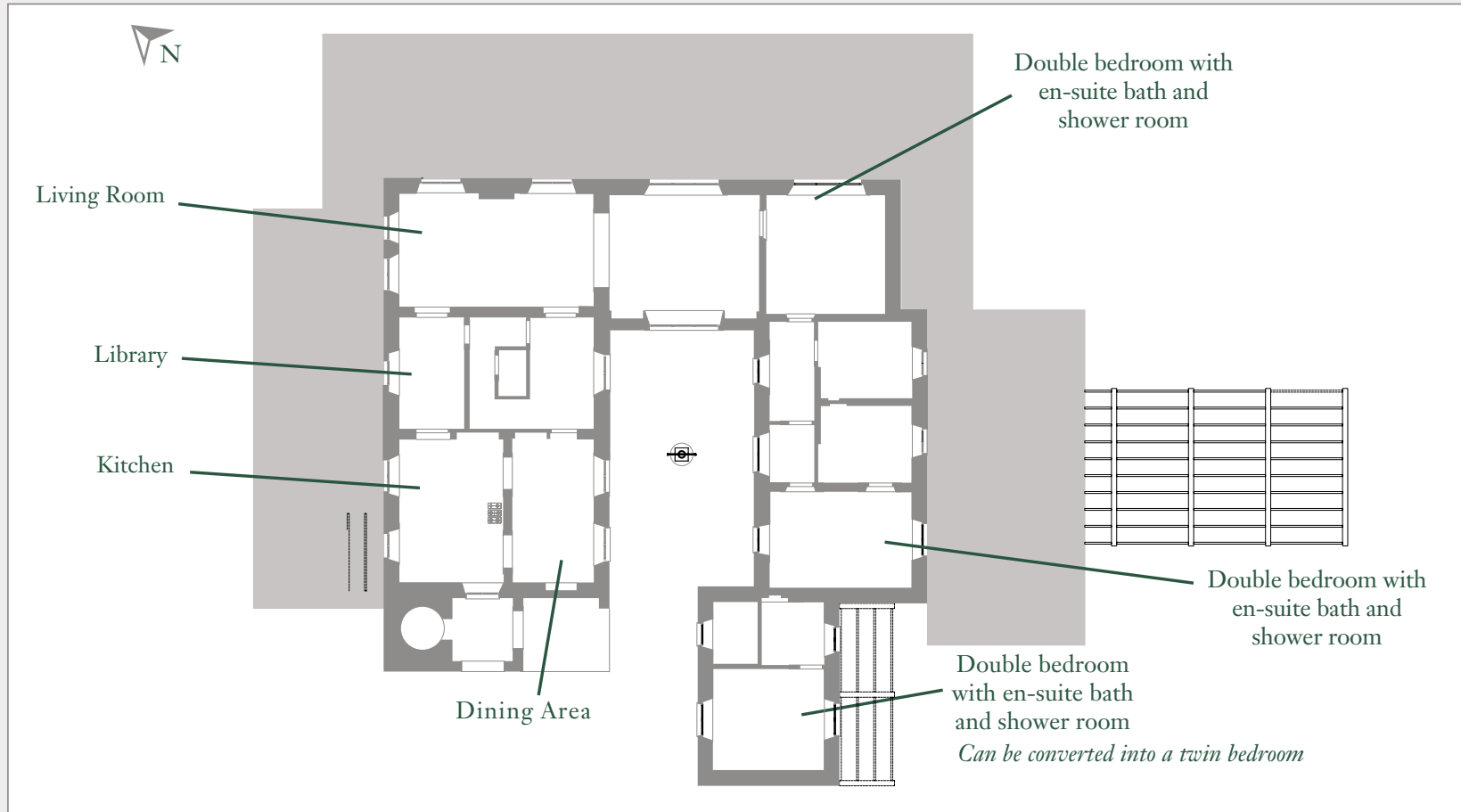
Each room is equipped with an iPad featuring a Crestron integrated control system for easy touchscreen control of air conditioning, lighting, audio and video.

The living room and TV room iPads allow for the selection and regulation of music in the Villa's communal spaces and outside areas, while further home entertainment is guaranteed by a 75-inch Apple TV in the living room.

The shared living spaces also feature touchscreen control of internal and external lighting and the Villa's outside gate. Security is assured by a state of the art electronic system. The Villa also benefits from high-speed wireless Internet, with good coverage both inside and out.



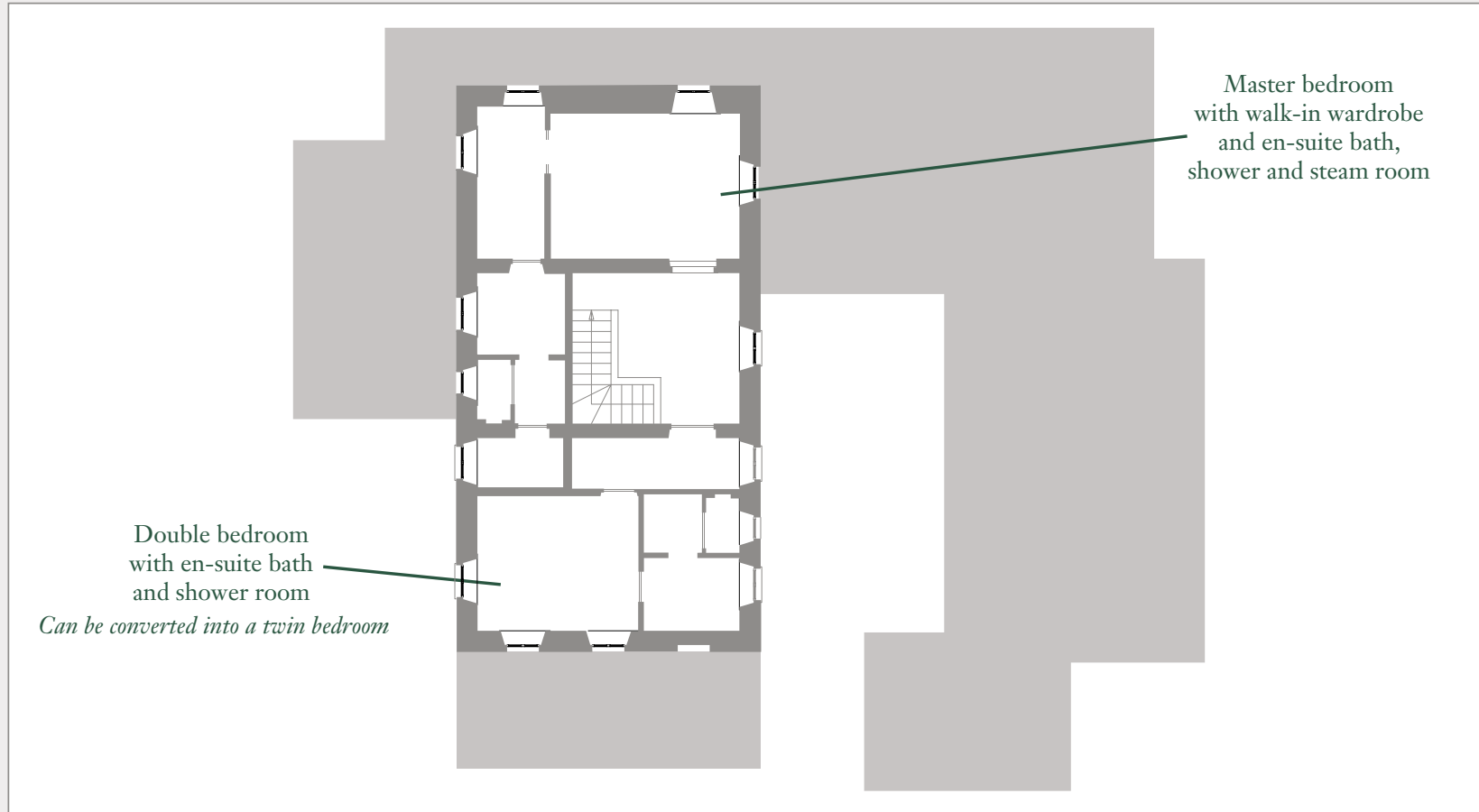
VILLA AGRESTO



Ground Floor



VILLA AGRESTO



First Floor



VILLA AGRESTO

SITUATION

Secluded location 1 kilometer from estate village Il Borgo

SLEEPS TEN

Master bedroom, 3 Double bedrooms + Double bedroom in Annex

THE VILLA

462 sq.meters / 4,973 sq.feet.

Wi-fi throughout, Air-conditioned,

LCD flat-screen televisions in living room and each bedroom,

Steam bath in Master bedroom bathroom, outdoor Jacuzzi.

GROUND FLOOR

Living room with spacious, comfortable seating and
Tuscan fireplace

Fully-equipped kitchen

Dining Room

Restroom

Double bedroom with en-suite bath & shower room

Double bedroom with en-suite bath & shower room
Can be converted into a twin bedroom

Private annex double bedroom suite

FIRST FLOOR

Double bedroom with en-suite bath & shower room
Can be converted into a twin bedroom

Master bedroom with king-size bed, walk-in wardrobe,
en-suite bath & shower room and steam room

YOUR OUTDOOR SPACES

Private heated swimming pool with panoramic views

Jacuzzi

Panoramic terraces