



MonteZandi

TUSCANY ESTATE

Introduction
October 2025



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Summary

A luxurious villa with a private estate in the heart of Tuscany—recently carefully renovated—is opening in 2026. We are currently looking for the right partners to bring it to market.



Introduction

The Villa & Apartments

Beyond Accommodation

Weddings & Events

Team & Contact



Villa MonteLandi...

Villa MonteLandi offers...

- An **exclusive retreat** where luxury blends seamlessly with nature
- Six spacious apartments and two independent rooms offering enchanting **accommodation for up to 23-24 guests**—for rental as entire Villa or individual apartments
- In-house **concierge and event/wedding planning** service
- Interior design evoking the time when noble families resided here —**villa's 400 years of history** lingering in every corner
- Comforts of modern luxury thanks to recent **complete renovation**





...located in the heart of Tuscany...

- Close to six of Tuscany's seven **UNESCO** World Heritage Sites
 - Just steps from **Pienza**, the **Val d'Orcia**, and **Siena**
 - Within a 75-minute drive of **San Gimignano** and **Florence**
- Ideal **base for wine lovers**—nestled between three major wine regions: **Montalcino**, **Montepulciano**, and **Chianti**
- Right on the pulse of nature
 - **Thermal baths** around dormant volcano of Mt. Amiata (20 min)
 - Italy's top **golf course** La Bagnaia (30 min)
 - The **coastal nature reserve** of Maremma (90 min)



...in a perfect setting...

- Positioned on its own **private hilltop**, covered with a **3-ha park**, offering absolute **seclusion**
- The **green panoramic terrace of the Villa** (600 m²) offering the perfect vantage point to capture awe-inspiring Tuscan scenery and host stunning events
- With all the **quintessential pleasures**
 - 15m-long pool with views and shaded pergolas
 - Wellness in the wood with sauna, massage room and jacuzzi
 - Kitchen serving rich, locally-sourced breakfast
 - Fully-stocked wine-cellar
 - E-bikes on site
 - In-house concierge service



...renovated with a vision...

Tradition and Local Craftsmanship preserving the villa's history

- Handmade terracotta tiles
- Chestnut beams
- Top-notch thermal and acoustic insulation
- En-suite travertine-clad bathrooms

Luxurious Yet Unpretentious interior design

- Custom-designed wrought-iron beds
- Italian and French antique furniture
- Handwoven Persian carpets from Nain and Bachtiar
- Fine Italian fabrics

Modern Technology, Classically Styled for a comfortable stay

- State-of-the-art heating and AC
- Fully-fitted kitchens with modern appliances, yet antique tableware
- Full Wi-Fi coverage
- Fast EV-charging (solar powered)



...is opening in 2026!



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Apartment Archi di Montalcino

- The **master apartment** of the Villa
- With charming **private portico** framed by arches offering the views of the green terrace and Montalcino
- Spacious living room with a grand **open fireplace**, an antique piano, **crystal chandeliers**, and a striking wall poster inspired by Van Gogh
- Fully-equipped kitchen with vintage appliances, tableware and silverware
- Master bedroom with romantic bed, a Venetian baroque sofa and en-suite bathroom featuring a retro **bathtub** with views over the old cypress path
- Second bedroom with romantic bed, tall **French windows** and en-suite travertine-clad bathroom





125 m²
1,345 ft²



4



2 king-sized beds



2



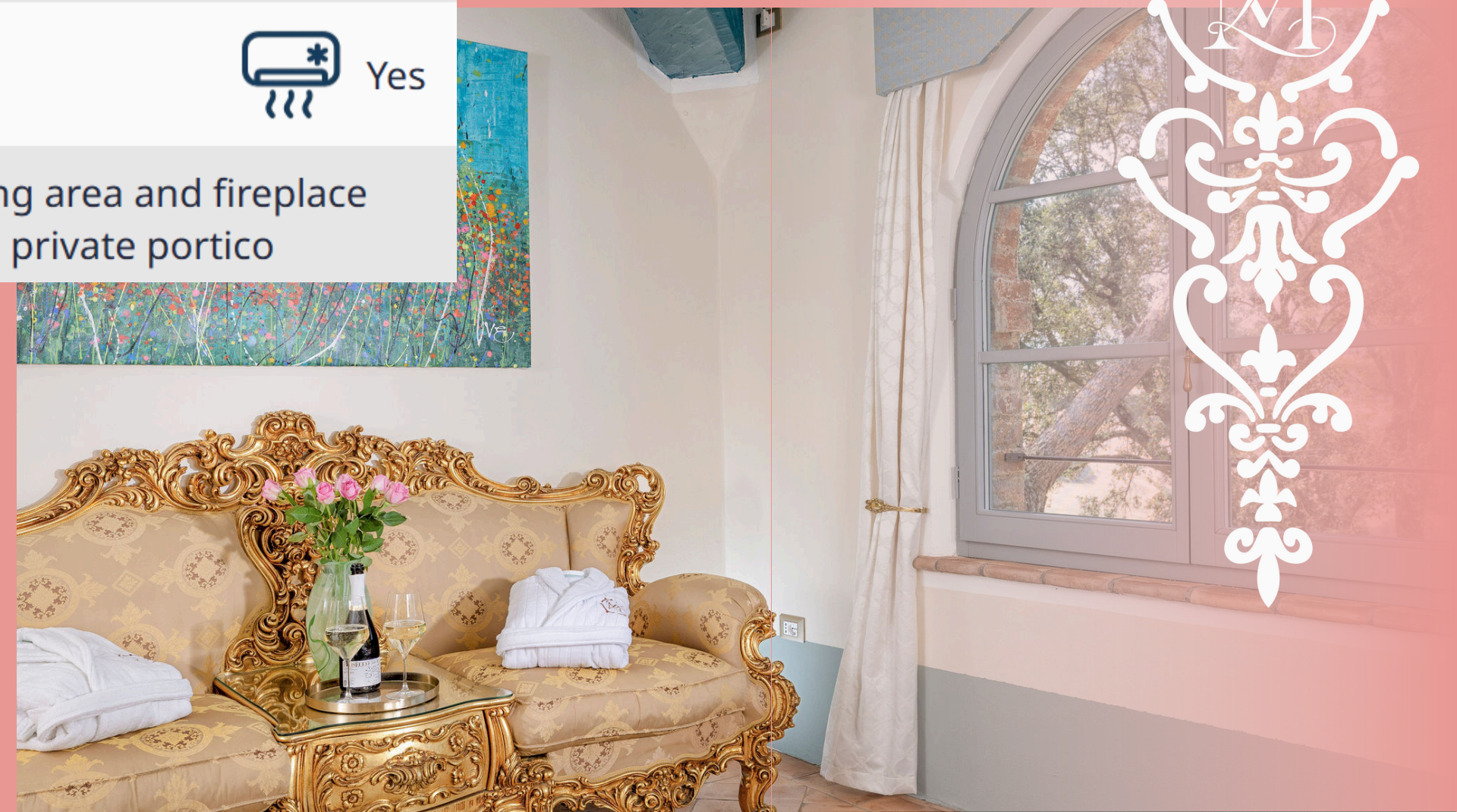
First floor



Yes



Kitchen with living area and fireplace
2 bedrooms and private portico



Apartment Tramonto Toscano

- **Elegant living room** with vintage Italian seating from 19th century and a large decorative mirror
- Fully equipped kitchen with dining area and wine rack with selection of local wines
- Master bedroom with views of the lawned terrace and Montalcino, in the evenings **bathed in the colors of Tuscan sunsets**; featuring a **fireplace** and spacious en-suite bathroom connecting to the bedroom through a French window
- "Princess" bedroom furnished with **original 19th-century Venetian pieces**, Persian silk carpets, and an adjacent travertine bathroom





m² 90 m²
969 ft²



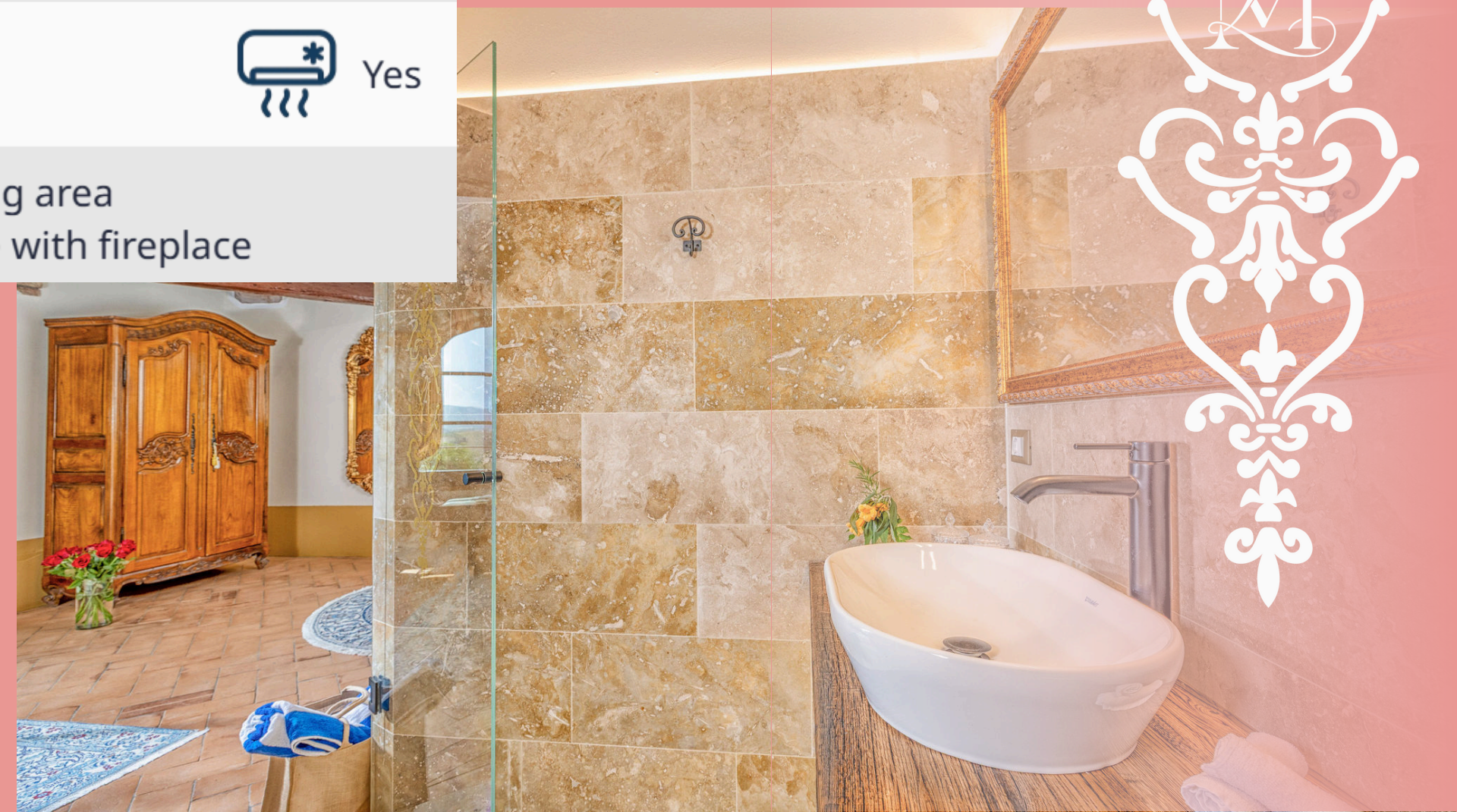
1 king-size bed
1 queen-size bed



First floor



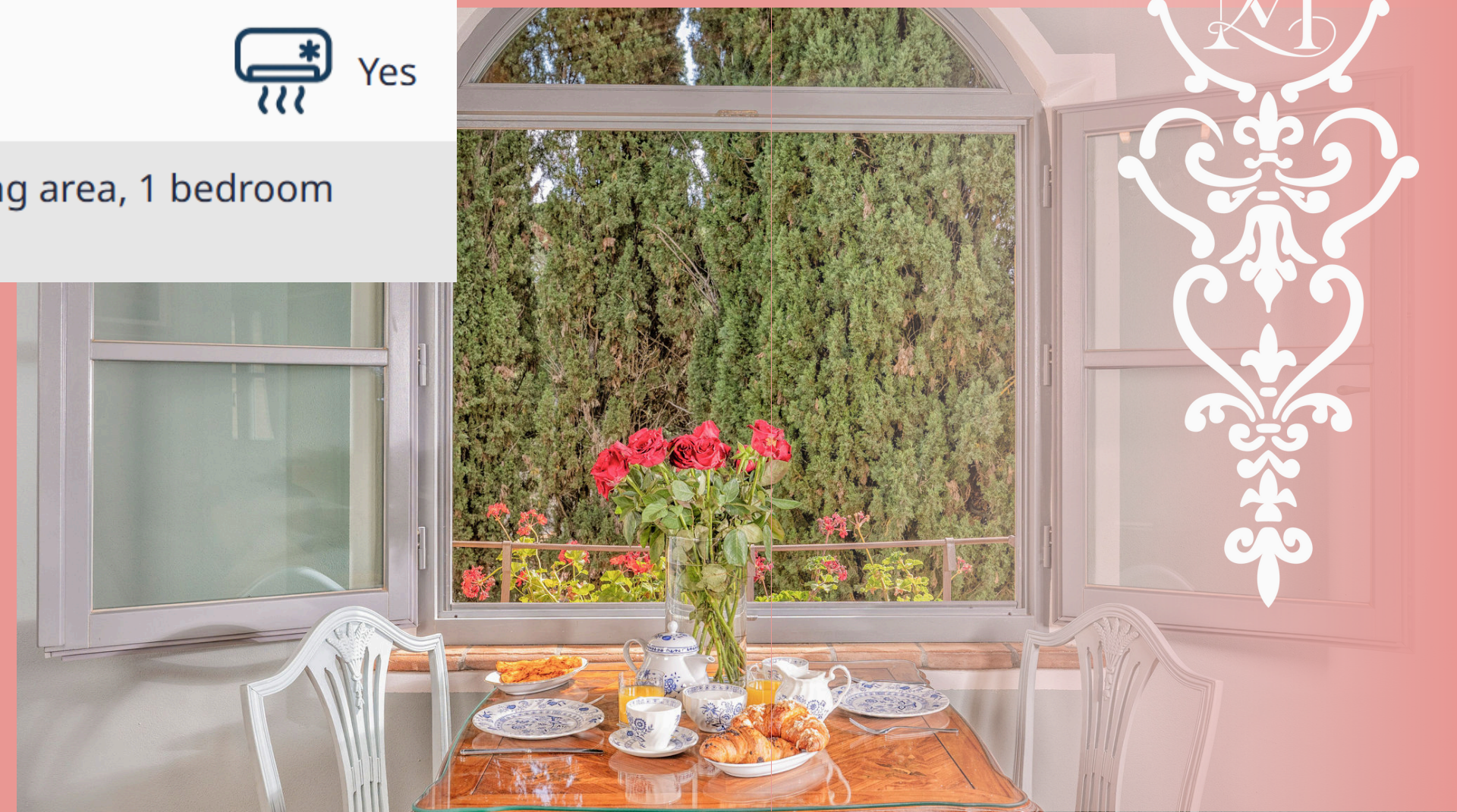
Kitchen with living area
2 bedrooms, one with fireplace



Apartment Cipressi di Luna

- A perfect **retreat for couples**
- The view from the living room framed by a cluster of **100-year-old cypress trees** and an even older **stone water well**
- Romantic style underscored by **Coco Chanel-inspired design elements** and the finest Italian fabrics
- Cozy, fully equipped kitchen
- Light-filled bedroom with a king-sized bed and **golden canopy**, original paintings of the Amalfi Coast by Mario Smeraglia, and an en-suite bathroom
- A **private terrace**, hidden from view, accessible directly from the bedroom





 45 m ² 484 ft ²	 2
 1 king-sized bed	 1
 First floor	 Yes
 Kitchen with living area, 1 bedroom Private terrace	



Apartment Bosco delle Querce

- A tranquil and elegant apartment, offering couples a retreat into **calm and greenery**
- Cozy kitchen framed by two large **arched windows** that flood the space with light and the colors of the surrounding nature
- Bedroom featuring a king-sized bed with a **golden-hued canopy** and hand-painted vintage furnishings, with views of the ancient oak forest and a **glimpse of Siena's towers** on the horizon
- En-suite bathroom clad in **travertine**, with the shower opening to the bedroom through a French window





 33 m²
355 ft²

 2

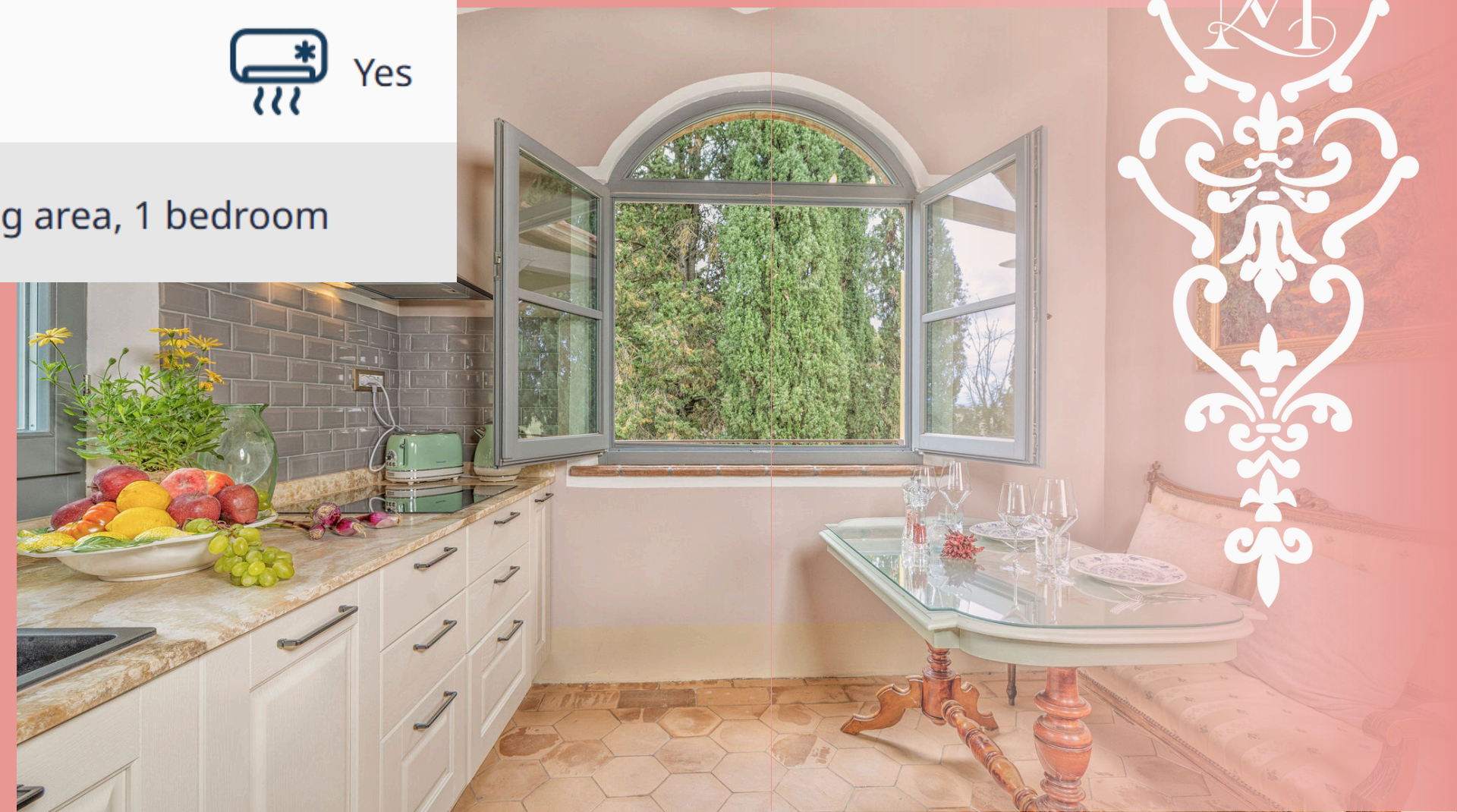
 1 king-sized bed

 1

 First floor

 Yes

 Kitchen with living area, 1 bedroom



Apartment Vento di Lavanda

- Two-bedroom apartment accessed from the panoramic terrace, with morning light and the scent of flowers
- Spacious living room featuring two large arched glass doors and **Louis XV-style furnishings**
- Fully equipped kitchen, in white and blue tones
- Master bedroom adorned with **romantic bed curtains** and a large bathroom featuring an **arched mirror** and **single-stone travertine** cladding
- Second bedroom with dreamy canopy bed, lavish curtains and en-suite bathroom
- Both bedrooms complete with **private doorways** to the fragrant wisteria and lavender path



M



85 m²
915 ft²



4



2 king-sized beds



2



Ground floor



Yes



Kitchen with living area, 2 bedrooms



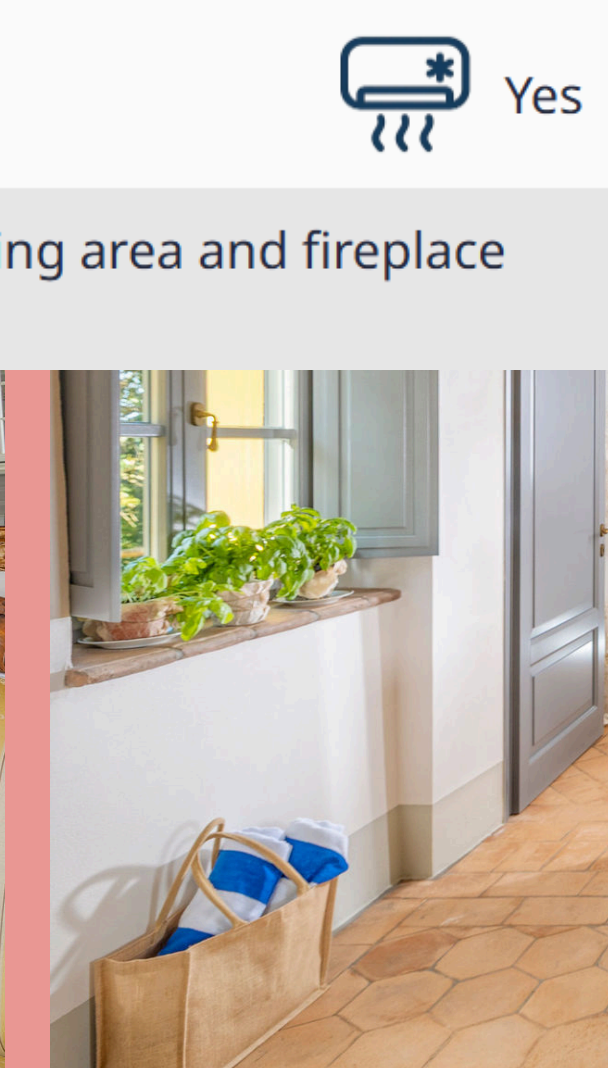
Apartment Terra Dorata

- **Mid-sized apartment**, ideal for three to four guests
- Cozy living area in golden hues, furnished with Louis XV-style pieces, a large decorative mirror and a corner **fireplace**
- Fully equipped kitchen with views of the oak forest
- Master bedroom with **wrought-iron bed** with a golden canopy and curtains adorned with Swarovski crystals
- The second bedroom, in soft pastel tones and draped with matching **Swarovski curtains**, features a queen-sized, princess-like bed
- Both en-suite travertine bathrooms with shower opening to the bedroom through a **French window**





 50 m ² 538 ft ²	 3-4
 1 king-sized bed 1 queen-sized bed	 2
 First floor	 Yes
 Kitchen with living area and fireplace 2 bedrooms	



Deluxe Room

Wisteria

- Deluxe Room with a **private entrance from the wisteria path** and easy access to a semi-private seating platform under the cypresses overlooking the valley
- Bedroom featuring a king-sized bed adorned with **romantic curtains**, golden-trimmed armchairs, and décor in purple and burgundy tones with golden details
- En-suite bathroom clad in travertine and accented by a large mirror, with a **walk-in shower** connecting to the bedroom through a **French window**
- Ideal for couples spending their days exploring, or as an additional space for larger groups





 20 m²
215 ft²

 2

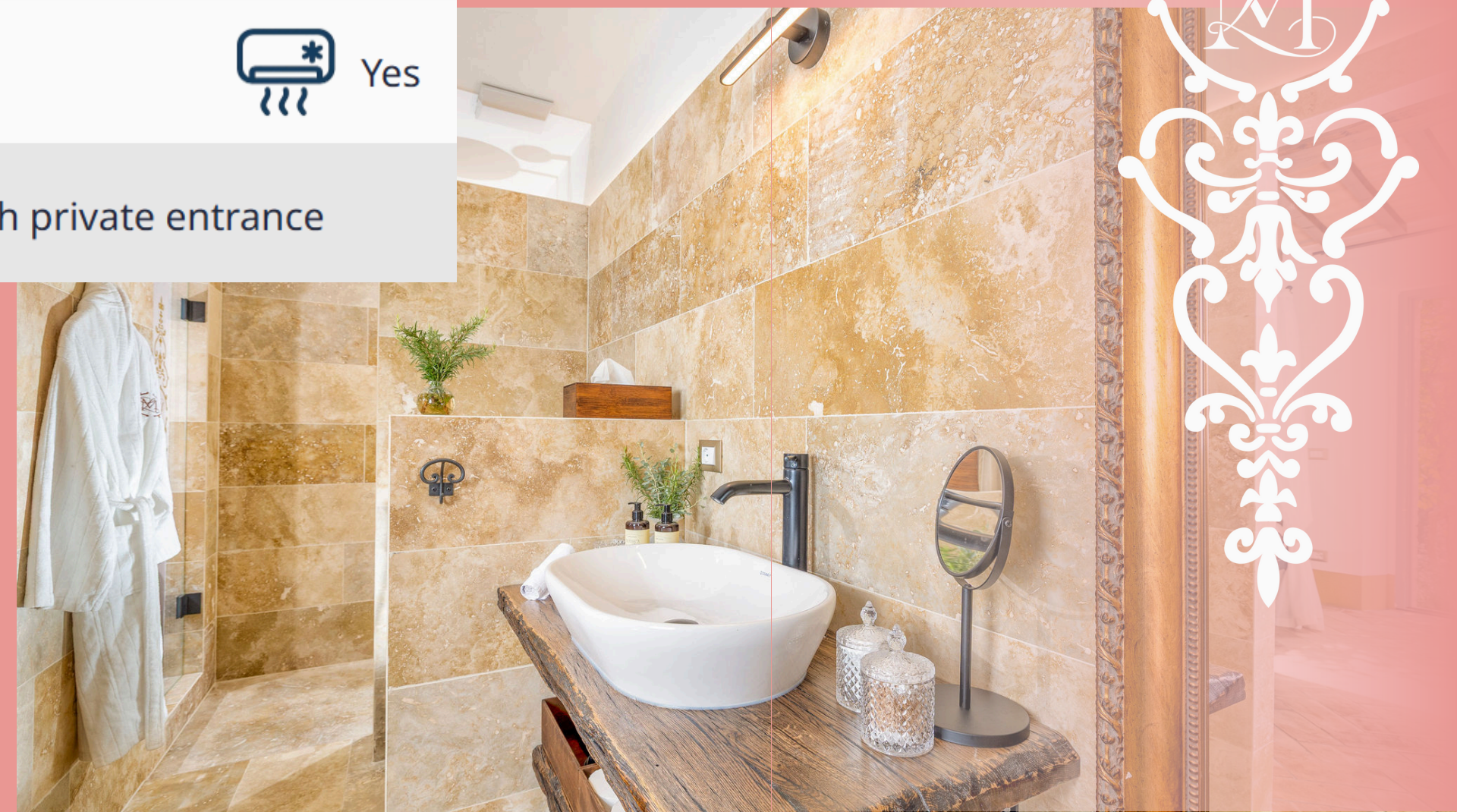
 1 king-sized bed

 1

 Ground floor

 Yes

 Deluxe room with private entrance



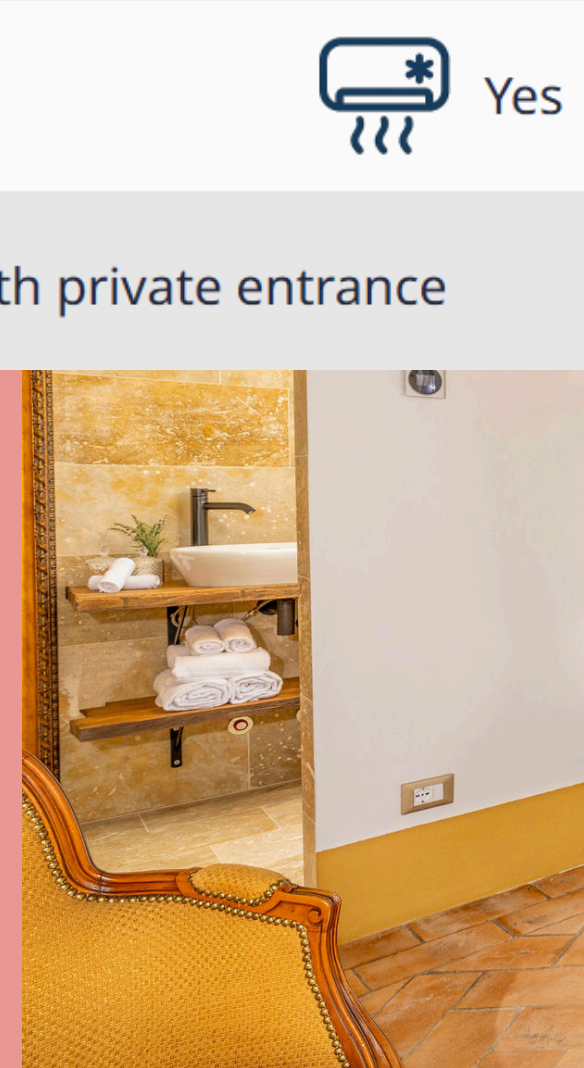
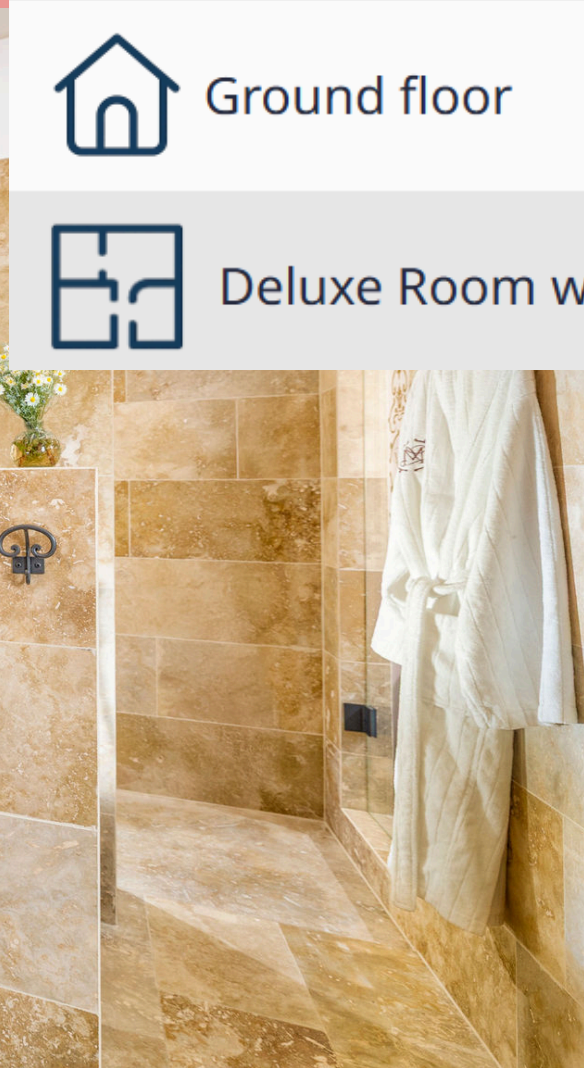
Deluxe Room Olivae

- Deluxe Room with a **private entrance from the wisteria path** and easy access to a semi-private seating platform under the cypresses overlooking the valley
- Bedroom featuring a king-sized bed adorned with **romantic curtains**, golden-trimmed armchairs, and décor in pastel pink and purple tones with golden details
- En-suite bathroom clad in travertine and accented by a large mirror, with a **walk-in shower** connecting to the bedroom through a **French window**
- Ideal for couples spending their days exploring, or as an additional space for larger groups





 20 m ² 215 ft ²	 2
 1 king-sized bed	 1
 Ground floor	 Yes
 Deluxe Room with private entrance	



Villa in exclusivity

- Perfect choice for larger groups (or for those who simply value privacy), for **private or corporate events**, intimate celebrations, or even a **small wedding**
- Comfortable **accommodation for up to 23-24 guests** in **12 bedrooms**, each with its own en-suite bathroom, distributed across six apartments (each with a fully equipped kitchen) and two independent deluxe rooms
- In addition, access to the large **professional kitchen**, suitable for a private chef or group cooking
- Access to **spacious Lounge**—perfect as a dining room for 20–25 guests, a meeting space for your Executive Board, or a game room for family and friends





 539 m²
5.803 ft²

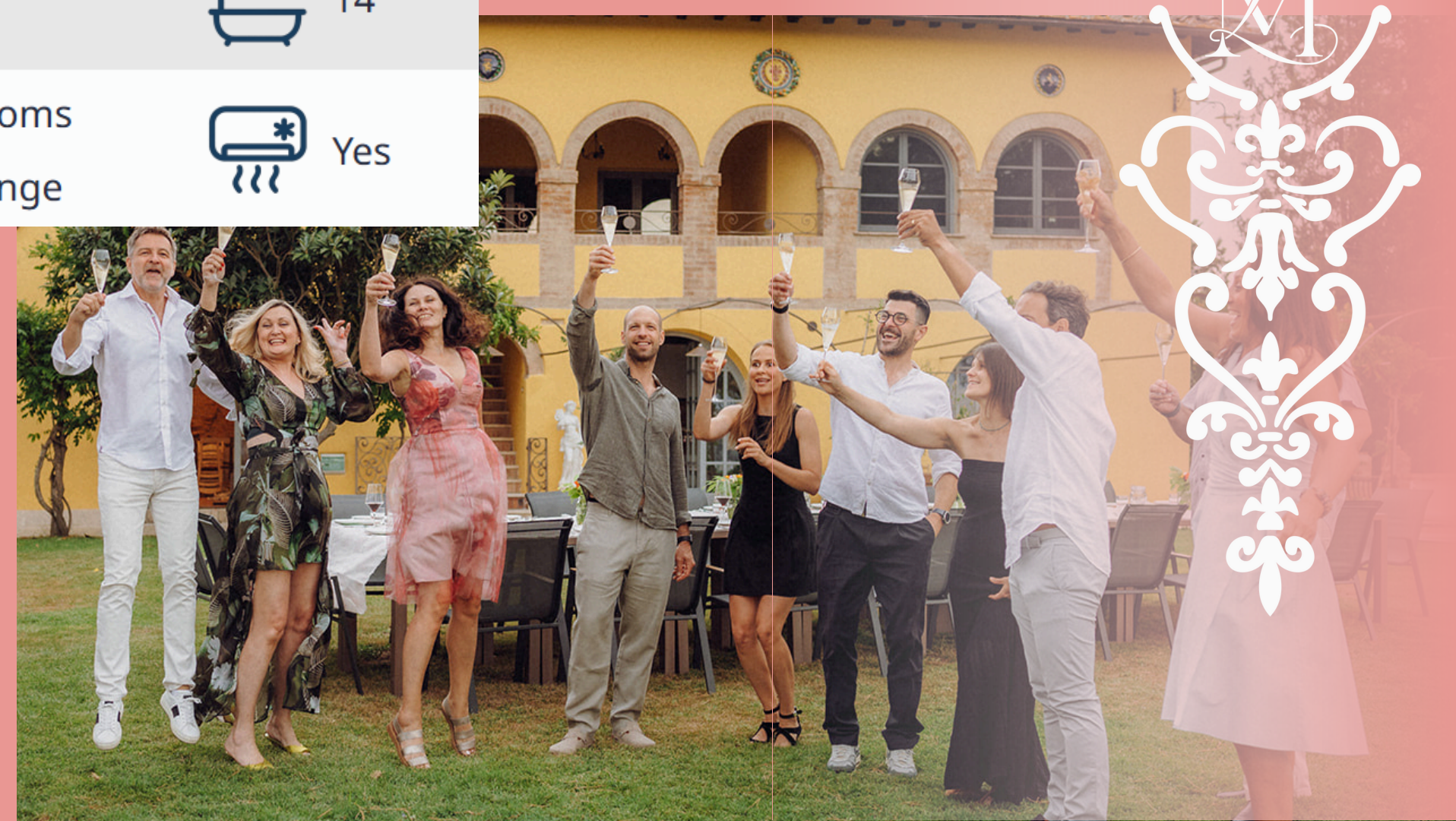
 23-24
pax

 12 bedrooms

 14

 6 apartments, 2 rooms
Large kitchen, Lounge

 Yes





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Pleasures at the Villa



15-meter pool*

- Surrounded by ancient trees
- Complete with pergolas, loungers and hammocks
- Pool towels included



Private **wellness** area*

- Nestled in a secluded forest corner
- Offering massages, sauna, or Jacuzzi
- Service at a fee



Delicious **breakfast**

- Anchored on local ingredients
- Served on the Terrace of the airconditioned Lounge
- Included in rate



Villa's **wine cellar**

- With fine selection of Tuscan wines
- Space for tastings

Local **wine selection** directly in apartment

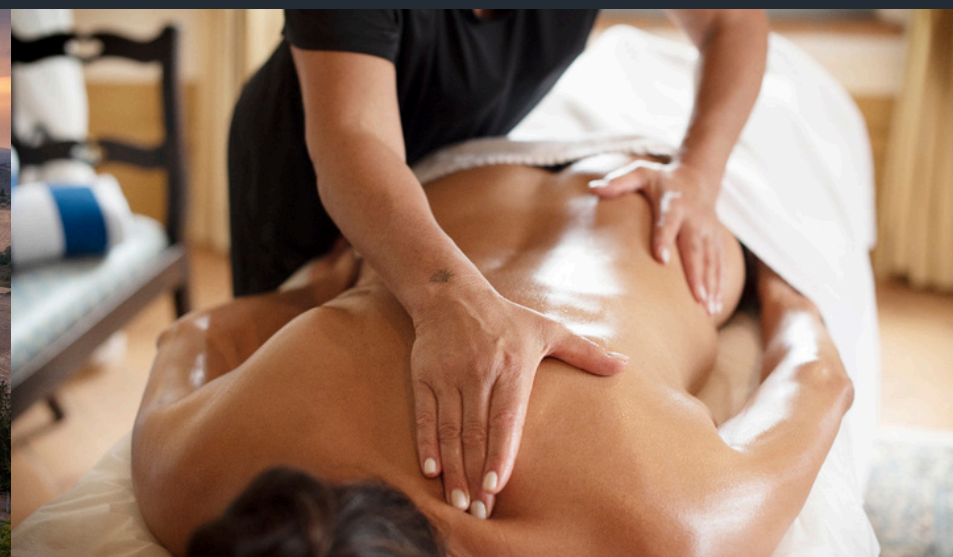
- Service at a fee



Estate with opportunities to **get active**

- Yoga/pilates class and e-bike rental (at a fee)
- Strolls in 3-ha park
- Scenic running trail
- Croquet, ping-pong, or chess

* Opening in spring 2026



Services included with the stay



Regular **cleaning service** of apartments

- Daily refresh
- Full linen and towel change every 4 days



Luxurious amenities

- Marie Danielle toiletries
- Plush bathrobes
- Pool towels & slippers
- Safety box, umbrellas



Private parking on site, drop-off zone

Solar-powered high-speed **EV charging**—Mennekes Type 2 (at fee)

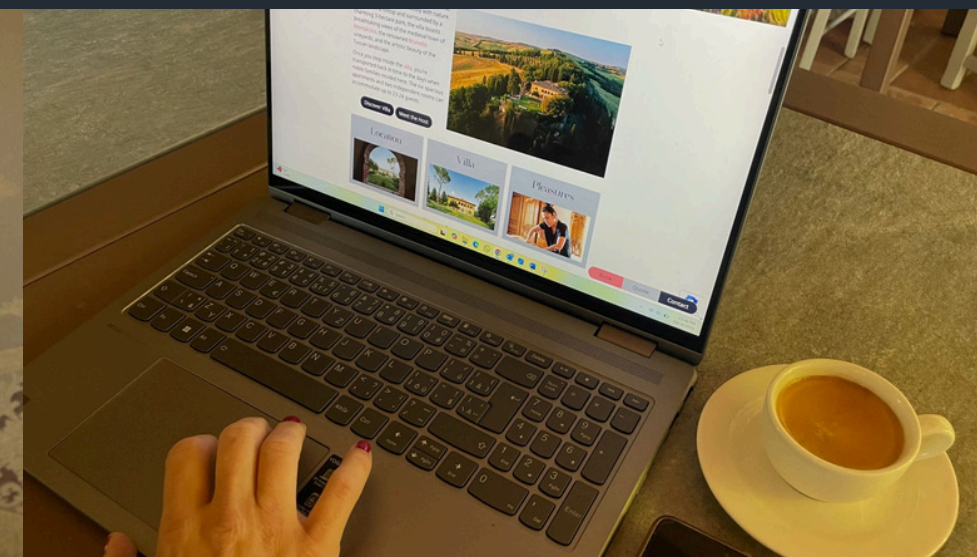


Laundry room with washing machine and dryer

Iron with ironing board on demand



High-speed Wi-Fi coverage throughout the Villa, the Terrace and Pool area via **Starlink**



Concierge for magical experiences



Tastings in enoteca, wineries or at the villa

- Some of the finest reds in the world: Brunello di Montalcino, Vino Nobile di Montepulciano, Chianti...



Magic chefs experiences

- **Private dinners**
- **Cooking classes**

Tastings of **Tuscan culinary treasures**

- Olive oil
- Pecorino cheese
- Truffles hunting...



Workshops with **local artisans** in their studios

- Blacksmith workshop
- Flower design
- Perfume workshop
- Painting workshop
- ...



Nature and motion—exploring at own pace

- E-bike rental
- Yoga/pilates classes
- Horse riding
- Golf
- Bathing in hot springs
- Hot-air balloon



Medieval charm, coming alive in **local events**

- Exploring Montalcino, Bagno Vignoni, Siena, Pienza, Val d'Orcia...
- Best during events like Bravio, Palio or Benvenuto Brunello...





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The perfect place for boutique events

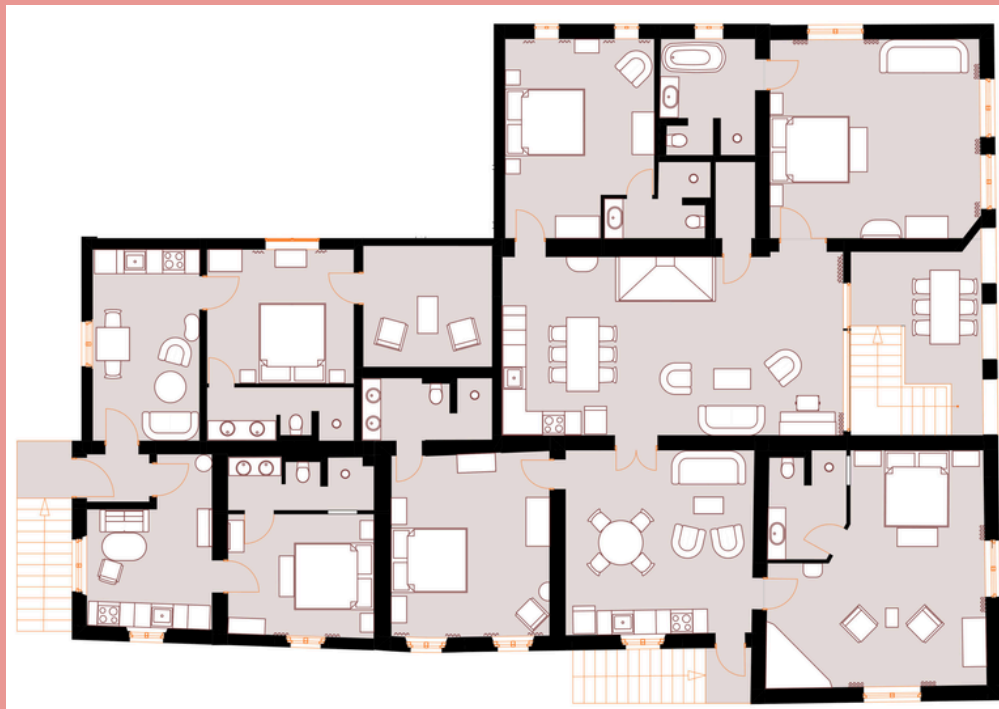
- Perfect setting for boutique events
 - Intimate **weddings**, ideally up to 30, max. 40 persons
 - **Family celebrations** and **reunions**
 - **Business** leadership **retreats**
 - **Wellness escapes**
- **Exclusive-use of estate** ensuring complete privacy
- **Versatile** and adaptable **indoor and outdoor spaces**
- **In-house concierge** and **wedding & event planner**



M



Ground Floor



First Floor



Estate View



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Team & Contact





MonteLandi team

The owners, Eva and Pavel—a Czech–Slovak couple—fell in love with the Val d’Orcia on their very first visit in 2008. Captivated by its villages, wines, food, and people, they made the region their home in 2018 and have been operating Agriturismo Chiancianello since.

With backgrounds in real estate and a deep appreciation for authentic, human-centered design, they set out to **create a place that honors the soul of Tuscany**.

Villa MonteLandi was born from this vision: a thoughtful restoration using traditional materials and craftsmanship, designed to exist in harmony with nature while offering guests an immersive, high-quality experience rooted in beauty, comfort, and timeless Tuscan charm.



Selene—the Villa manager—brings extensive experience in hosting visitors to the Val d’Orcia. A seasoned wedding and event planner, she has a true passion for creating unforgettable celebrations. She is also a professional singer with several albums...

Yes, we kept the piano!



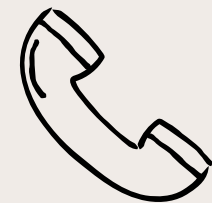
Contact & Booking



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