

# BORGOPIGNANO

THE TUSCAN HAVEN

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## VILLAS

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## WELCOME

Deep in the heart of historic Tuscany lies an enchanting haven of peace and tranquillity. At Borgo Pignano you will discover a beautifully restored country estate offering an exclusive combination of elegant accommodation, exceptional comfort and gracious hospitality. The design of Borgo Pignano reflects the rural and unique Tuscan way of life. Everything from architecture to tailor-made experiences, food and our new wellness is inspired by Tuscan traditions with a contemporary twist. We strive to welcome our guests with Art, Music, Gastronomy and Tradition to tell them about the cultural identity of our region and its people. The strong bond between Borgo Pignano with art, traditions, authenticity, natural and sustainable agriculture, care for the environment and natural wellbeing therapies is a hymn to the beauty of Tuscany and its rural past and present.



→ Infinity pool

## THE ESTATE

Borgo Pignano is an elegant historical country estate in the heart of the Tuscan countryside which sits in the center of a much cherished 750-acre organic estate and features a magnificent luxury 18th century villa and a hamlet first settled in during Etruscan times. Today, this sensitively restored and privately owned Borgo, offers warm and gracious hospitality in a tranquil setting about 500 meters above sea level, with some of the most commanding views in all of Tuscany that can stretch to the Mediterranean. Borgo Pignano provides a unique experience, steeped in history that captures the soul of Tuscany. Explore the organic farm, biodynamic kitchen gardens, olive groves, orchards, meadows, lakes, waterfalls and woodlands which can all be found within Pignano's beautifully managed grounds.





→ Herb garden

## VILLA LA FONTE






La Fonte is particularly suitable for families and groups of friends. It works well for retreats or family reunions. Yoga, painting, music, cooking and cycling groups have all lodged here. This spectacular villa is located within walking distance to Borgo Pignano's main facilities.

The villa has five luxury bedrooms with king, queen or twin beds, all featuring ensuite bathrooms.

Villa La Fonte has a large covered porch with views of the lake, a fully equipped kitchen, an elegant and spacious living room plus a private car parking area.

A beautiful heated swimming pool and a tranquil sundeck are available in exclusive use for the guests staying there.

Our Villa, La Fonte, is surrounded by Mediterranean aromatic gardens, orchards and fields and sits beside one of the estate's natural lakes.

-  220 m<sup>2</sup> plus 50 m<sup>2</sup> verandas
-  3 king, 1 queen, 2 twin beds, 1 sofa bed, cribs
-  Up to 11 guests
-  5 full & 1 half baths
-  0,4 km from the Borgo





→ Volpe room on the first floor with king size bed



→ Istrice Bathroom with a spectacular view of our olive grove



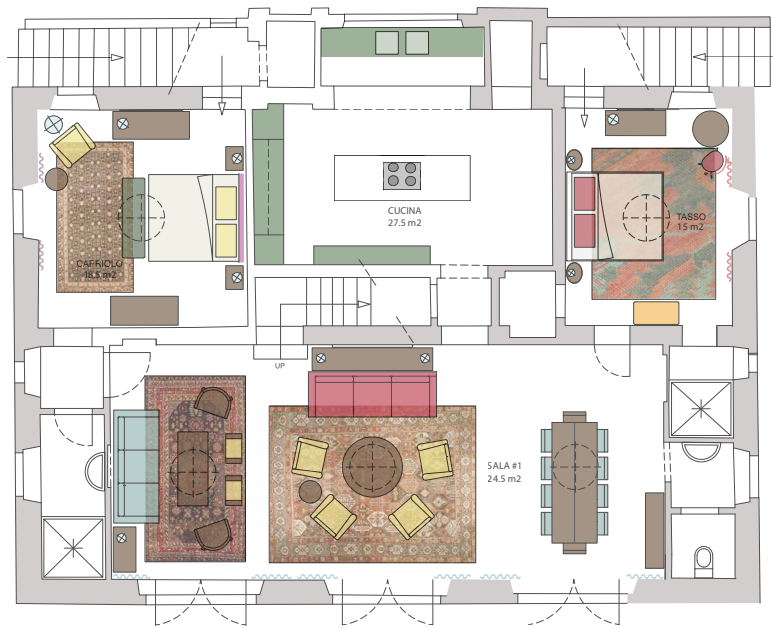


→ Villa La Fonte heated Swimming Pool and a tranquil sundeck

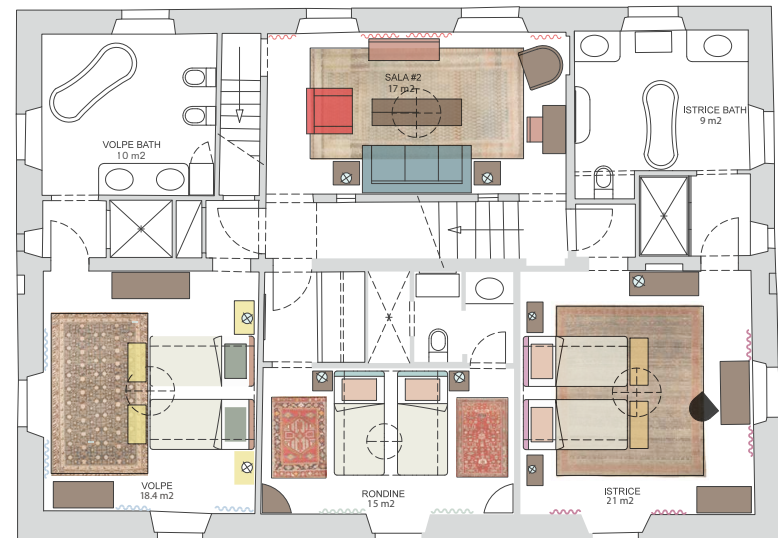
→ A selection of Borgo Pignano organic products



# VILLA LA FONTE FLOOR PLAN



→ Ground floor



→ First floor











→ Ground floor room with direct access to the outdoor patio

## VILLA LA LAVANDAIA

Villa La Lavandaia, located in the heart of the Tuscan countryside and surrounded by immaculate fields, allows guests to really immerse themselves in the nature of Tuscany. This spectacular villa is located at a short distance from Borgo Pignano's main buildings and restaurants. It features two master bedrooms with king or twin beds, each with its own private bathroom.

Villa La Lavandaia features a spacious, partially covered terrace with unparalleled views, a fully equipped kitchen, an elegantly furnished living room and private parking. Furthermore, guests will be able to take advantage of their private heated pool and a private sundeck.

From Villa La Lavandaia's spacious terrace guests can enjoy some of the most breathtaking views of the vast estate.

- 🏠 110 m<sup>2</sup> plus 33 m<sup>2</sup> veranda
- 🛏️ 1 king and 2 twin beds, sofa bed, cribs
- 👥 Up to 5 guests
- 🚿 2 full & 1 half baths
- 📍 0,3 km from the Borgo





→ Villa La Lavandaia



→ Outdoor Patio





→ Large Living Room with view on the rolling hills

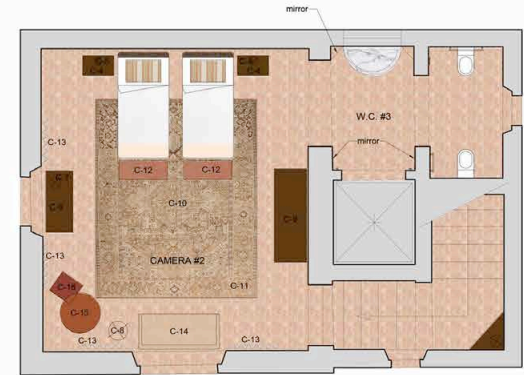
→ Fully equipped kitchen



# VILLA LA LAVANDAIA FLOOR PLAN



→ Garden and ground floor



→ First floor









→ Kitchen with access to the outdoor patio






## VILLA CASA DEL LAGO

The villa features a fully equipped kitchen and dining room, a comfortable living room with a decorative fireplace and a bathroom on the ground floor.

One bedroom with queen bed and one twin bedroom, share a bathroom and a small balcony on the first floor.

Casa del Lago is ideal for honeymoon couples or for families yearning for a tranquil, secluded setting. A private swimming pool will be available for summer 2021.

Casa del Lago is a peaceful and cosy luxury villa with a covered porch with views over gently sloping fields and a small natural lake surrounded by poplars and alders.

-  90 m<sup>2</sup> plus 30 m<sup>2</sup> veranda
-  1 queen bed & 2 twin beds / cribs
-  Up to 4 guests
-  2 full baths
-  0,4 km from the Borgo





→ Main entrance of Casa del Lago



→ Garden with apple tree





→ Living room with access to the outdoor patio



→ Living room with a fireplace









→ Queen size room on the first floor with Terrace

## VILLA ARTISTS' HOUSE

The ground floor contains a spacious studio with a wood-burning stove, fully equipped kitchen, dining area and bedroom with an antique Napoleonic sleigh bed and bathroom with large walk-in shower.

A flight of stairs leads to the master bedroom, which has a king bed, bathroom and terrace.

The woodlands in which the Artists' house is sited include a peaceful, outside lounging area. A spectacular private swimming pool will be available for summer 2021.

The Artists' house is a large stone villa nestled in an oak and beech copse a short walk away from the main villa.

🏠 120 m<sup>2</sup> plus 20 m<sup>2</sup> veranda

🛏 2 queen beds / Cribs

👥 Up to 4 guests

🚿 2 full baths

📍 0,2 km from the Borgo





→ Outdoor patio overlooking the wood

→ Garden surrounded by oak trees





→ Spacious and cozy living room



→ First floor bathroom







