

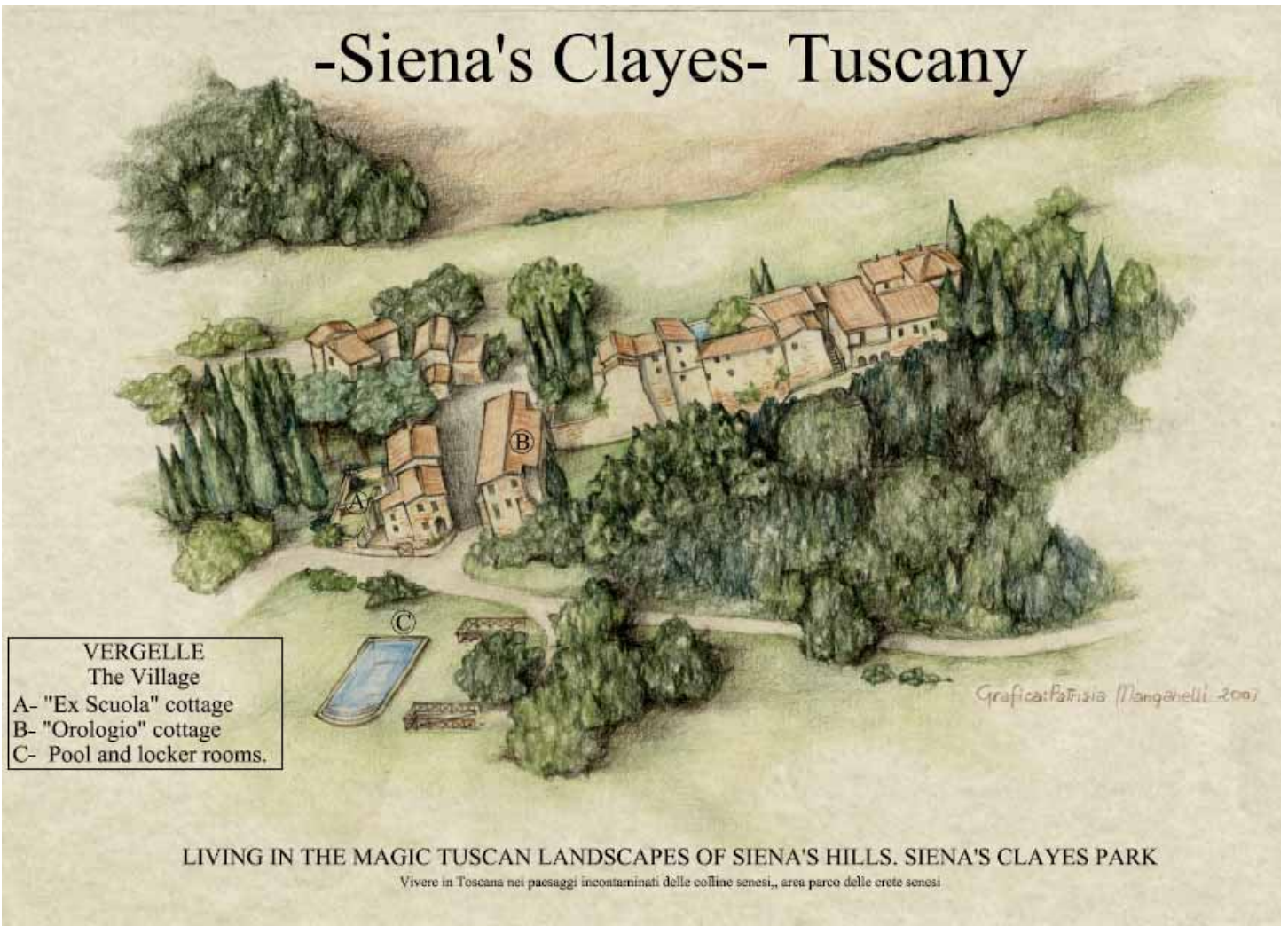
**Siena's Claves
Vergelle, San Giovanni d'Asso
Tuscany, Italy**

**Live the Tuscan dream..... delightful apartments in this small
Tuscan village surrounded by a breathtaking
countryside landscape**



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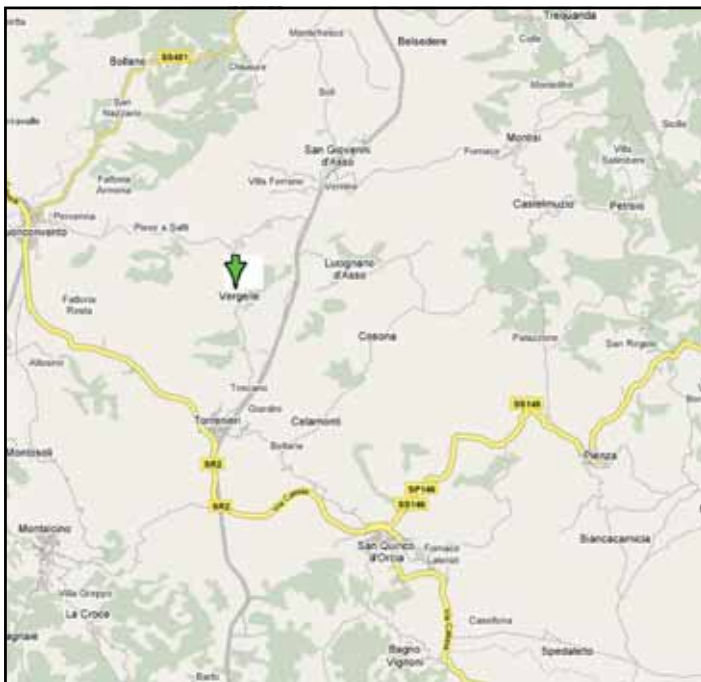
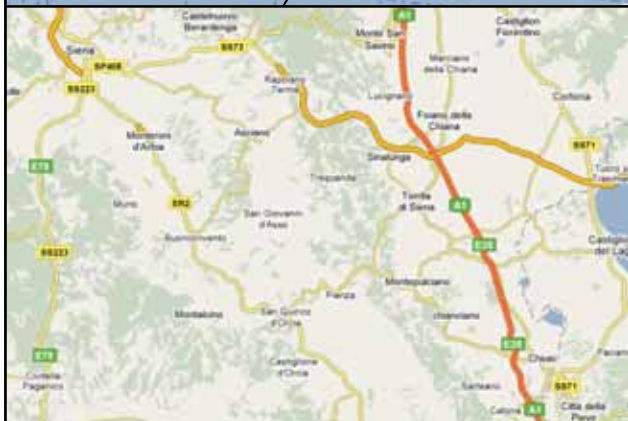
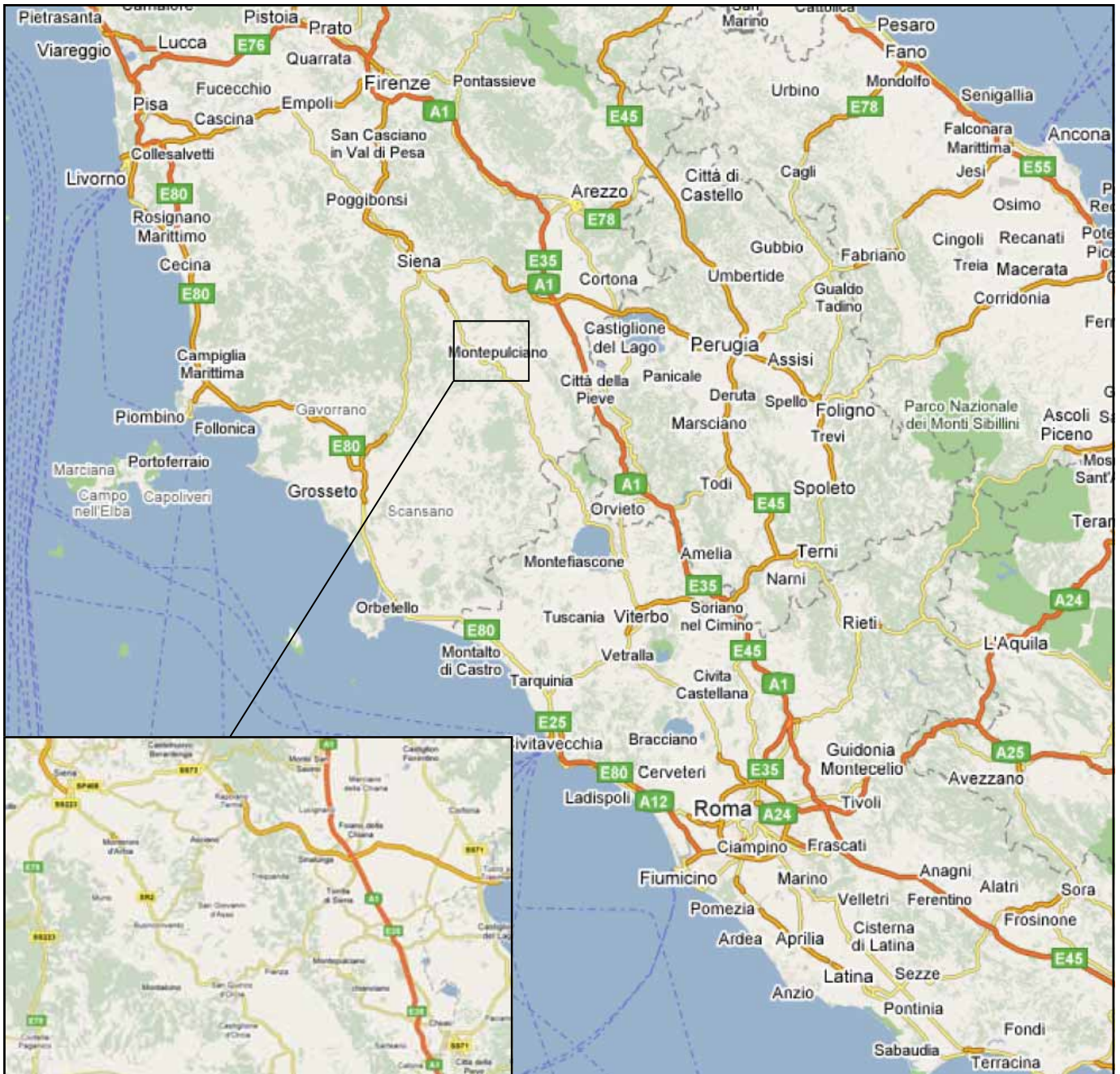
-Siena's Clayes- Tuscany



The surrounding landscape of the Val d'Orcia which has lately become World Heritage protected by Unesco is truly breathtaking and a stones throw from where the scenes of the movie "Gladiator" were filmed. The area is host to the delightful towns of Siena, Pienza, Montalcino (where the world famous Brunello di Montalcino wine is made) and "Siena's Clayes" in Vergelle Village is close to the villages of Torrenieri and San Giovanni d'Asso.

There are 9 units available in this select small village re-development which has been built using original local materials where possible and maintaining the natural look of the village itself.





How far is Vergelle from...

San Giovanni Asso	6km
Torrenieri	2.5km
Montalcino	12km
Montepulciano	23km
Pienza	16km
Siena	44km
Firenze	106km
Castiglione della Pescaia	75km
Roma	210km

Where I could find the nearest...

- Supermarket, shops, banks, doctor, chemist's shop
- Torrenieri or San Giovanni d'Asso
- Spa and Wellness centre
- Bagno Vignoni 11km

Motorway
Exit Valdichiana 40km

Tuscany, Italy

The Val d'Orcia and Its Main Towns

The fascinating area of Tuscany known as Val d'Orcia is a land rich in flavours and colours. Frequently painted by artists of the Senese School during the Renaissance, the Val d'Orcia has been a favourite haunt for European travellers through the centuries and has been described in the works of many Italian and international writers.

The river Orcia, a tributary of the river Ombrone, has given its name to this region of Tuscany, which was declared a **UNESCO World Heritage Site in 2004**. The surreal landscape is a popular location for adverts and films. Although inhabited since Etruscan times, the Val d'Orcia is rich in Medieval and Renaissance architecture.

San Quirico d'Orcia is an ancient town that stands along what was once the Via Francigena, the route pilgrims would take on their way from Siena to Rome. The Medieval old town of San Quirico has survived untouched, with the magnificent Romanesque Collegiata of St Quirico and St Giuditta, erected between the 12th and 13th century. The nearby Medieval hamlet of Rocca d'Orcia commands stunning views over the valley below. The 12th century Rocca di Tentennano fortress, also known as Rocca di Tintinnano, once belonged to the Tignosi family and today functions as an exhibition centre.

Pienza is a small town planning gem designed by Bernardo Rossellino for the Piccolomini Pope Pius II. The unusual, trapezoid-shaped main square is lined with fine palazzi such as Palazzo Borgia and Palazzo Piccolomini. The Cathedral also looks onto the main square.

Famed for its popular theatre, Monticchiello is still surrounded by its 13th century fortifications, while Bagno Vignoni is remarkable for its square that contains the thermal waters that have attracted so many illustrious visitors through the centuries, from St Catherine of Siena to Lorenzo II Magnifico. Near Bagno Vignoni, the Parco dei Mulini tour of old mills is well worth a try.

Known internationally for its prized wine, Montalcino was originally built by the Senese. Its magnificent fortress is today open to the public, who can come here and sip Brunello and eat cheese as they walk along the ramparts.

Castiglion d'Orcia, which marks the boundary between the Val d'Orcia and the woodlands of Monte Amiata, has retained its original fortified citadel appearance and is dominated by the remains of the Rocca Aldobrandesca. It produces a particularly prized extra virgin olive oil.

From here, the Medieval village of Vivo d'Orcia, which stands by the river Vivo, is within easy reach. The landscape here is rich in water, which runs into a number of falls. The magnificent 16th century villa owned by the Counts Cervini was initially a Camaldolese monastery.

Campiglia d'Orcia is also worth visiting, along with the Visconti palazzo known as Campigliola. The 14th century castle of Ripa d'Orcia is still remarkably well preserved.

Pienza - the old town centre
Right in the heart of Tuscany, Pienza stands between the Val d'Orcia and the Val d'Asso.

Considered one of the finest examples of Renaissance town planning, **Pienza has been declared a World Heritage Site by UNESCO**.

The original small fortified hamlet over which today's city stands was called Corsignano and was part of the



estates of the powerful Piccolomini family. But the town's prosperity flourished exclusively thanks to Enea Silvio Piccolomini, the future Pope Pius II, who in 1459 commissioned the architect Bernardo Rossellino to transform Pienza into his 'ideal' city. Although Rossellino respected the original Medieval structure of the town, his plans were carried out at such pace that in 1462, just seven years after the start of the works, the new Pienza was officially.

The centre of town is the piazza named after Pius II. Rossellino designed its unusual, trapezoid shape, along with the fishbone arrangement of the paving bricks. The Cathedral, as well as the Palazzo Comunale, Palazzo Piccolomini and Palazzo Borgia, face onto the square..

With its octagonal bell tower, the Cathedral stands at the base of the trapeze design of the square. Its imposing façade in travertine contains a drum with the Piccolomini coat of arms at the centre, probably completed by Senese craftsmen. The interior is divided into three naves and is full of light thanks to the large gothic windows.



There are a number of interesting Senese School altarpieces, including one by Matteo di Giovanni and Lorenzo di Pietro (known as Il Vecchietta). The crypt contains fragments of sculptures that were once part of the decorations of the former Romanesque church dedicated to Mary, as well as a tabernacle designed by Bernardo Rossellino.

To the right of the Cathedral stands Palazzo Piccolomini, the private residence of Pope Pius II and one of Rossellino's finest buildings. The southern part of the palazzo is composed of three loggias, one above the other, commanding magnificent views over the Val d'Orcia.

The first floor of the building houses the Museo Artistico, which contains a number of Piccolomini family portraits as well as 18th century Neapolitan School works. The Sala delle Armi contains a sizeable collection of halberds and armour, while the Biblioteca boasts a number of rare documents and volumes.

To the left of the Cathedral stands Palazzo Borgia, named thus because it was given by Pope Pius II to Cardinal Rodrigo Borgia, the future Pope Alexander VI. Formerly the Palazzo Pretorio, today the building houses the Museo Diocesano, with a total of 11 rooms that contain Senese School works from the 13th to the 18th century, as well as the mantle that belonged to Pope Pius II.

Next to Palazzo Borgia is the Palazzo Comunale, which was built after 1462. It has a low, broad tower and an internal courtyard with a loggia supported by travertine columns. Slender bifore windows open up onto the façade. Today the building houses the town council.

Of the religious buildings in Pienza, the most important is the Church of San Francesco, built in the second half of the 13th century. The fine gothic entrance leads to a single nave interior decorated with frescoes depicting episodes from the life of St Francis. The apse is also decorated with Franciscan scenes painted by Cristoforo di Bindoccio and Meo di Pero.

As well as its undeniable artistic and architectural beauty, Pienza is also known for its quirky street names. The town's main street, Corso Rossellino, is named after its great architect. The parallel street to the Corso is Via del Casello and one of the town's most romantic, with a number of narrow, shady streets leading into it such as Via dell'Amore, Via della Fortuna, Via del Bacio and Via Buia.

Montepulciano - the old town centre
With roughly 15,000 inhabitants, Montepulciano is in



the Valdichiana region of Tuscany at an altitude of 605 metres above sea level.

For centuries this town was fiercely contended by Siena and Florence, before passing definitively under the control of the latter in 1404

By order of Cosimo I de' Medici an additional circle of fortifications was erected around the city to designs by Antonio da Sangallo the Elder. Today Montepulciano is noted for its prized wines such as the Nobile di Montepulciano, as well as for its magnificent Renaissance monuments and Medieval streets that have retained their original design with arches and vaultings.



Piazza Grande is the fulcrum of public life in Montepulciano and contains its major sights. The Duomo was built between 1592 and 1630 to designs by Ippolito Scalza. Above the high altar there is a Senese School triptych by Taddeo di Bartolo of The Assumption of the Virgin. The altar is flanked by a partly dismantled funerary monument by Michelozzo.

Next to the Duomo is the 14th century gothic Palazzo Comunale. In the 15th century Michelozzo designed the façade and tower. Next to the town hall stands the imposing 16th century Palazzo Tarugi.

Via del Corso contains Montepulciano's major 16th century buildings: Palazzo Avignonesi and Palazzo Buccelli, with a number of Etruscan bas-reliefs and funerary sculptures incorporated into the lower section of the façade.



Beneath the fortifications stands the Church of the Madonna di San Biagio, built entirely in white travertine marble to designs by Antonio da Sangallo between 1518 and 1534. The Church of Sant'Agostino, built by Michelozzo in 1427, is in Piazza Michelozzo. Its majestic doorway is adorned with a sculpture of the Virgin and Child, with St John and St Augustine.

In July and August Montepulciano hosts the Cantiere Internazionale d'Arte arts festival founded by the German composer Hans Werner Henze. In August there is the Bruscello antique theatre festival.

Montalcino and the Land of Brunello

One of the many small towns in the beautiful Val d'Orcia, Montalcino stands at roughly 567 metres above sea level.

The magnificent 14th century fortress was built by the Senese and dominates both the town and the surrounding hills, which are planted with vineyards.

This was the final resistance of the Republic of Siena before it capitulated to the imperial troops of Charles V, who was allied with Florence. Today the fortress has been converted into an elegant wine tasting centre for tourists, who are free to walk the bastions as they sip, perhaps also nibbling at the Ossi di morto traditional biscuits made in Montalcino.

Made up of picturesque, narrow streets, Montepulciano boasts abundant craftsmen's workshops, bars and shops selling the many local products from the surrounding countryside. The Romanesque gothic Palazzo Comunale is well worth a visit, along with the Palazzo Vescovile that houses the Museo Diocesano. There are also the Museo Civico, the Museo Archeologico and the



Churches of Sant'Egidio and San Francesco.

Just outside town stands the magnificent Abbey of Sant'Antimo, a typical example of Romanesque architecture, where the monks have kept alive the traditional Gregorian chant and sing during Mass. The abbey was founded by Charlemagne in 781. Built in travertine, the architectural decorations are in onyx, from the many onyx and alabaster quarries in the surrounding area.

The excellent wines produced around Montalcino have been prized since the 15th century and have contributed to making this town famous throughout the world. The 'inventor' of Brunello was Ferruccio Biondi-Santi, who decided to begin producing a wine using only Sangiovese grapes towards the middle of the 19th century, abandoning the Canaiolo, Ciliegino and Colorino grapes that had previously been employed in the Montalcino area.



The first Italian wine to earn the coveted DOGT (Denominazione di origine controllata e garantita) qualification, Brunello di Montalcino wine has also been classified DOC (Denominazione di origine controllata). Clear and red in colour, the bouquet is intense, almost heady, but with a strong spicy tinge. The wine can stand long ageing, that runs from a minimum of 10 years to a maximum of 30 or more. The serving temperature should be between 18 and 20°C.

Brunello di Montalcino is particularly good with red meat, game, roast meat, as well as with cheeses such as Parmigiano Reggiano and Tuscan pecorino. Other wines also produced in the surrounding area include Rosso di Montalcino, Moscadello di Montalcino and Sant'Antimo, which have all earned the DOC quality certificate. But in terms of production, the province of is renowned throughout the world as one of the leading wine areas.

Bagno Vignoni

One of the loveliest small villages around San Quirico d'Orcia, Bagno Vignoni has been known for its waters since the Etruscans and later the Romans. From 1100 until the end of the 13th century Bagno Vignoni was governed by the Tignosi family. Afterwards it passed under the jurisdiction of the Salimbenis along with all the small castles in the area. The Salimbeni family continued to rule over the area until 1417, when it passed into the hands of the city of Siena.

The village of Bagno Vignoni has survived miraculously unaltered through the centuries. The pool with the fabled thermal waters is still in the main square of the village, closed in on three of its four sides by a 1.5



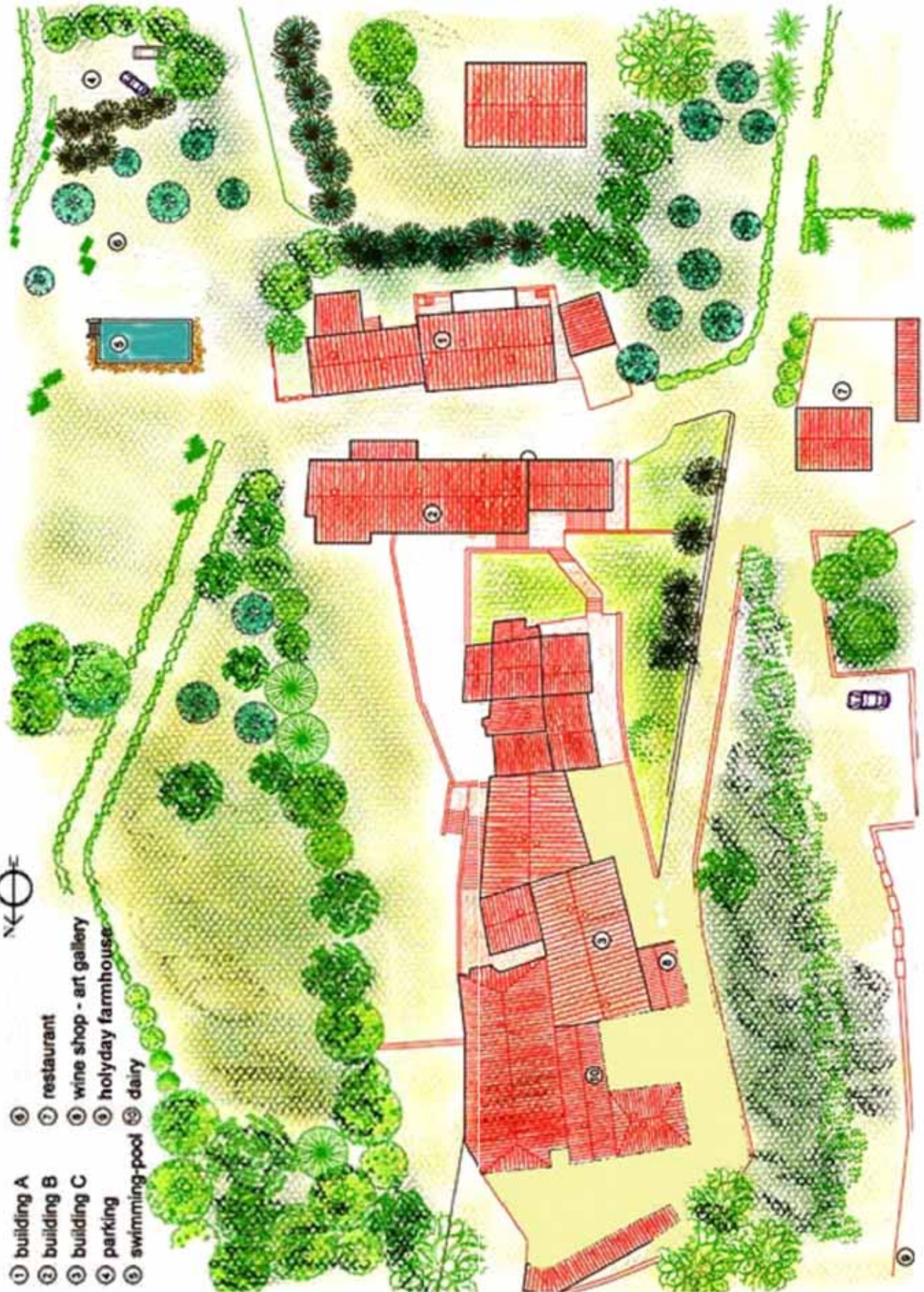
metre high perimeter wall. Some of the buildings that look onto the square, such as the loggia where St Catherine of Siena is known to have come to take the waters, were designed by the architect Bernardo Rossellino. Another regular at the baths was the Piccolomini pope Pius II, who built an elegant villa in the square towards the middle of the 15th century. The villa survives today and has been converted into an elegant hotel.

Located on an area of flat ground that lies between Colle Vignoni and a meander of the river Orcia, the waters that feed the 16th century pool in Bagno Vignoni emerge from the soil at a temperature of over 50°C, which makes them particularly well suited for immersions, mud baths and inhalations, as well as for curing ailments such as breathing infections, gynaecological infections and rheumatic conditions.

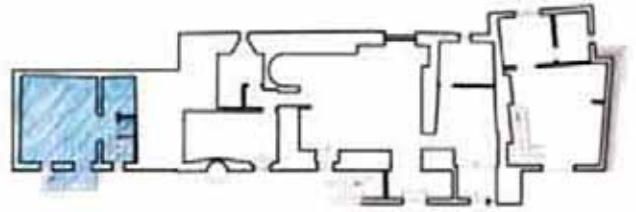
In the past these waters also powered a series of mills further downriver. Known as the Parco dei Mulini, these mills have been carefully restored by the town of San Quirico d'Orcia and are today open to the public.



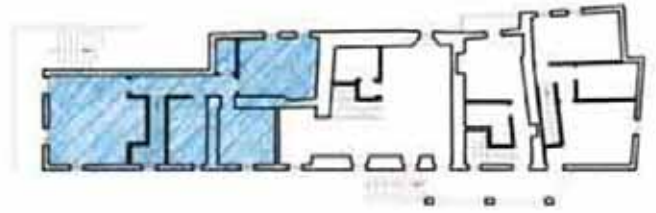
- ① building A
- ② building B
- ③ building C
- ④ parking
- ⑤ swimming-pool
- ⑥ dairy
- ⑦ restaurant
- ⑧ wine shop - art gallery
- ⑨ holyday farmhouse



Ground Floor



First Floor

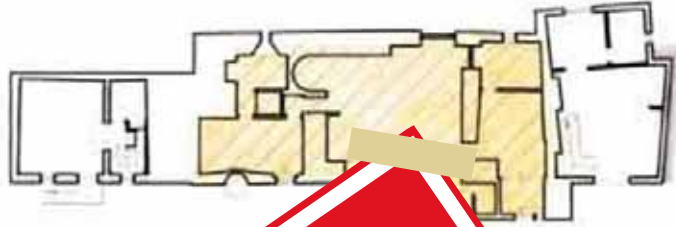


Ground Floor
h. = 2,70 ml.



Flat n. 1 = Total gross surface smq. 139
Total net surface smq. 105

Ground Floor



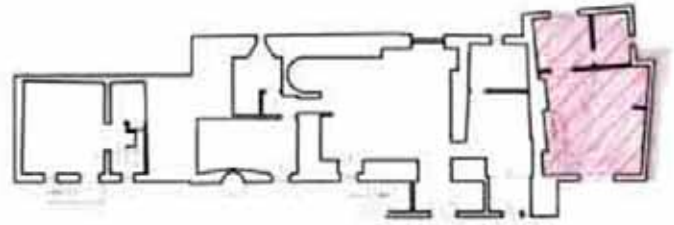
Ground Floor

h. = 2,70 ml.

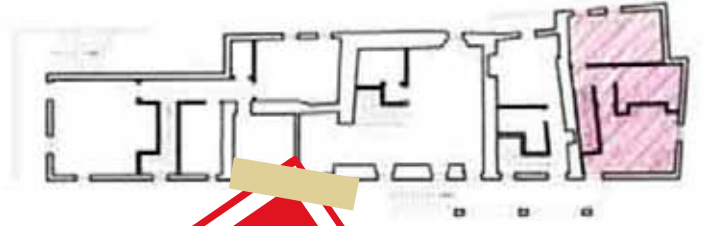


Flat n. 2 = Total gross surface smq. 147
Total net surface smq. 107

Ground Floor

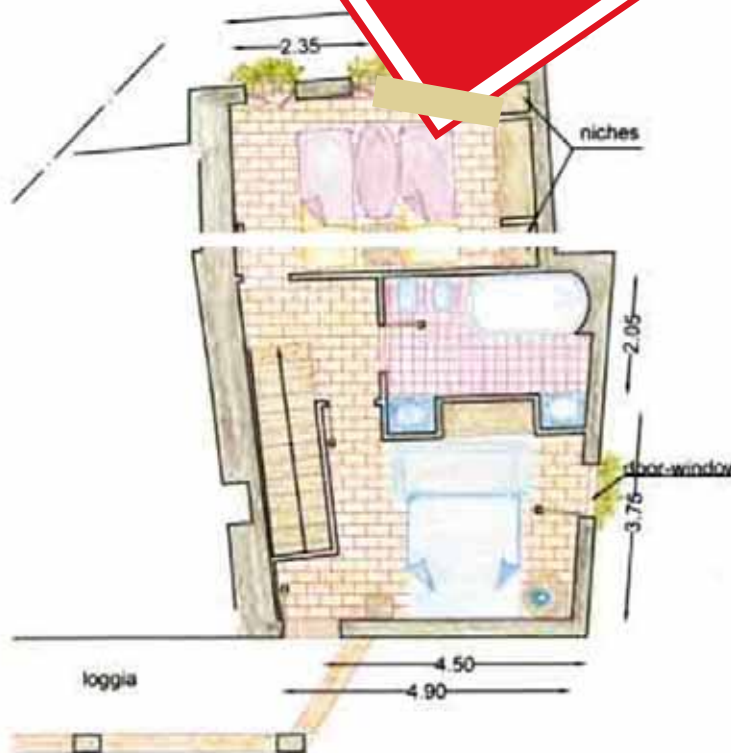


First Floor



Ground Floor

h. = 2,70 ml.

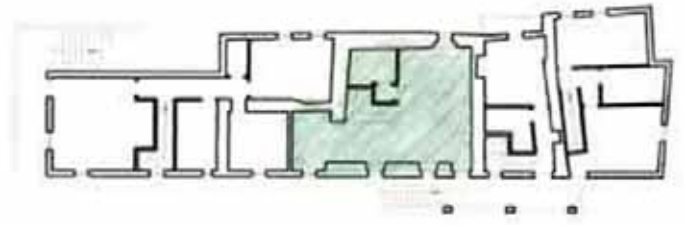


First Floor

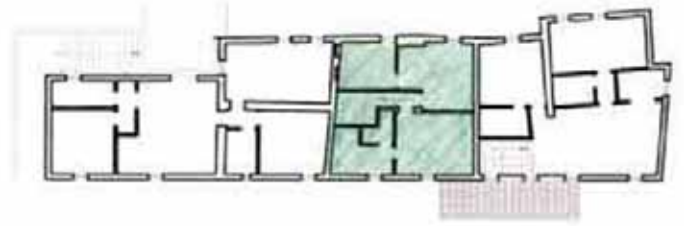
h. = 3,05 ml.

Flat n. 3 = Total gross surface smq. 112
Total net surface smq. 87

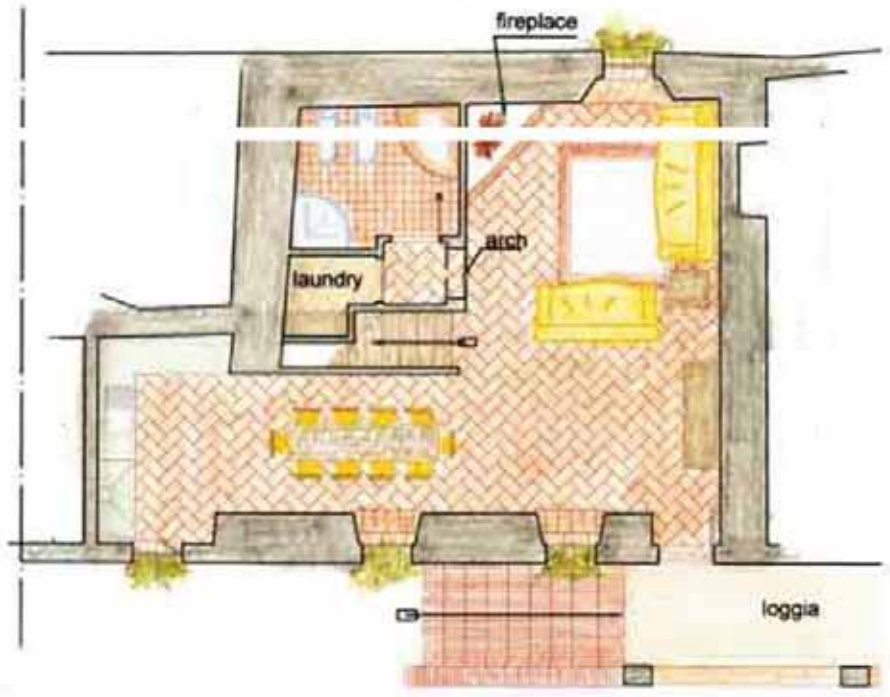
First Floor



Second Floor



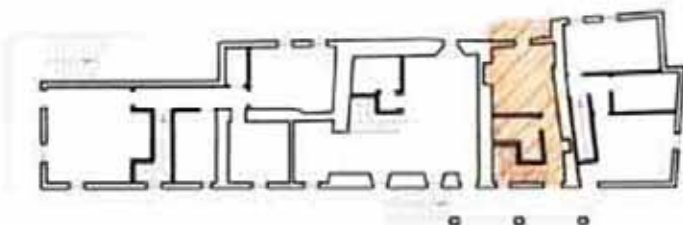
First Floor
h. = 2,80 ml.



Second Floor
roof view
h. = 2,60/3,15 ml.

Flat n. 4

First Floor



Second Floor



First Floor

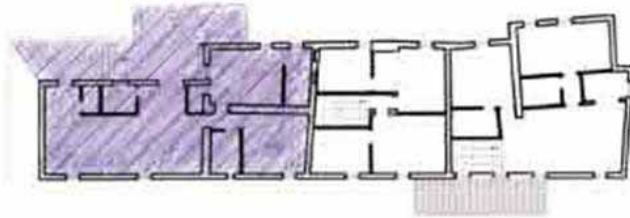


Second Floor
roof view

h. = 2,60/3,15 ml.

Flat n. 5 = Total gross surface smq. 127
Total net surface smq. 98

Second Floor

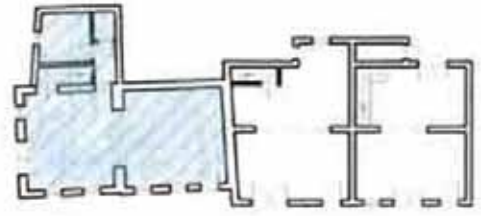


Second Floor
h. = 2,60 / 3,15 ml.

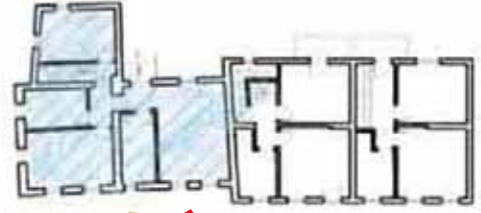


Flat n. 6

Ground Floor



First Floor



Ground Floor

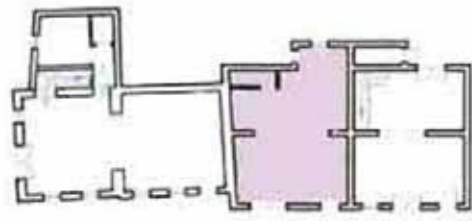
h. = 2,90 / 3,20



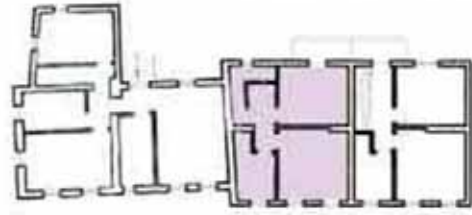
**First Floor
roof view**
h. = 2,55 / 3,15 ml.

Flat n. 7 = Total gross surface smq. 166
Total net surface smq. 125

Ground Floor



First and Second Floor



Ground Floor

h. = 2,70 ml.

1st Floor

h. = 2,70 ml.



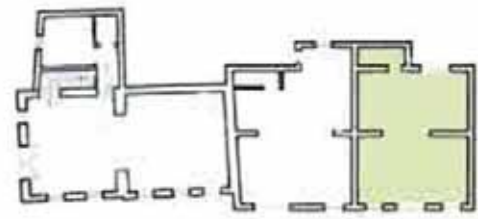
**Attic Floor
roof view**

h. = 1,60 / 2,70 ml.

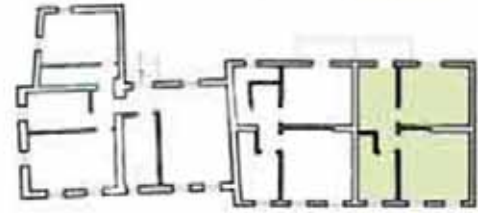


Flat n. 8 = Total gross surface smq. 139
Total net surface smq. 82+32

Ground Floor

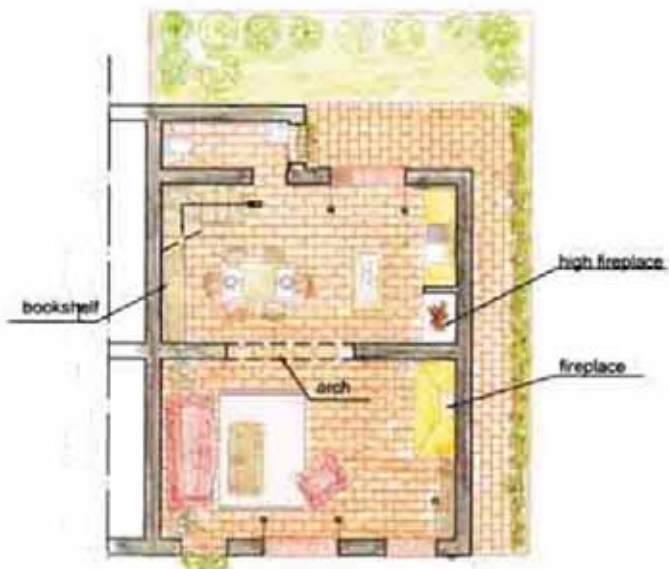


First and
Second Floor



Ground Floor

h. = 2,70 ml.



First Floor

h. = 2,70 ml.



**Attic Floor
roof view**

h. = 1,60 / 2,70 ml.



Flat n. 9

Photos of the site and work in progress

