Italian Villas collection



Property 10190



Number of beds: 10
Bedrooms: 5

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Stereo system and DVD

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The villa is located a short distance from the Monteverro Winery and Montauto Winery.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

5 double bedrooms (maximum 10 guests)Three king-size beds and two queen-size bedsGround floor: 1 bedroom with a king-size bed, bathroom in the corridor with bathtub 1 bedroom with a queen-size bed, en-suite bathroom with a large showerFirst floor: 1 bedroom with a queen-size bed within a mini suite featuring a private terrace and an en-suite bathroom with a bathtub and integrated shower 2 bedrooms with king-size beds sharing a bathroom with a large showerAdditional staff accommodation (upon request only)A separate staff apartment for up to two people is available exclusively for accompanying personnel and only upon request. This accommodation is subject to an additional charge.The staff apartment is located below the kitchen on the villa's lower ground floor (although it is entirely above ground level). The villa is arranged over three levels, making this the most accurate description. The apartment features a small window in the bedroom and a large double window in the living area, although without a view.Situated on the same level as the gym and laundry room, both of which benefit from large windows, the apartment comprises two rooms: a bedroom with a king-size bed and a living area with a single sofa bed, kitchenette and dining area. There is also a bathroom with a shower. The apartment has a separate entrance and a video intercom system.

Bath amenities
Initial supply of shampoo, conditioner, body wash, tissues and cotton pads.

Nearby
All within 4 km: supermarket, newsagent, pharmacy and restaurants.

Gym

Parking Space
The covered parking area within the property can accommodate up to 4 cars under cover and at least 3 additional cars outside the covered area. There is also a large parking area within the grounds, although not directly in front of the villa, which can accommodate more than 30 cars. Parking is included in the rental price.

Table Tennis

Swimming Pool
Unheated swimming pool.8 x 16 m.Depth: 2,50 m.

Indoor Pool
4 x 11 m.Depth: 1,60 m.Indoor pool heating is available from October to May, from 9:00 am to 7:00 pm, at an additional weekly cost (this service must be requested at least 60 days in advance).

Heating
Radiator heating. Not included in the rental price, available at an additional weekly cost.

Heated Pool
Indoor pool heating is available in September, October, April and May (pool open from 9:00 am to 7:00 pm), at an additional weekly cost. This service must be requested at least 60 days in advance.

High Chair

Cook Service
Daily chef service (Monday to Saturday) for breakfast (9:00 am–10:30 am) and lunch (12:00 pm–1:30 pm), plus two dinners of the guests' choice (7:00 pm–9:00 pm). Food and beverages are not included. The days for the two dinners will be selected by the guests and communicated to the chef. This service is included in the price. A cold buffet is also provided at check-in (food and beverage costs not included).

Housekeeping
Daily cleaning service (Monday to Saturday, from 9:30 am to 1:00 pm). Please note that staff will not be working on 15th August as it is a national holiday. This service is included in the price.

Smart TV

Pool Table

Mattress topper

Satellite TV

Countryside View

Wi-Fi

Insect Screens

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Carige is 118 km from Leonardo da Vinci International Airport, 206 km from Florence Amerigo Vespucci International Airport, and 212 km from Pisa Galileo Galilei International Airport. Capalbio is approximately 6 km from the villa, Orbetello 22 km, Magliano 30 km, Porto Ercole 28 km, Porto Santo Stefano 33 km, Cala Moresca 39 km, Cala Piccola 38 km, Saturnia 44 km, and Grosseto 57 km. The villa is conveniently located near the centre of Capalbio, where all necessary services are easily accessible.

FEATURES

- 5 Double Bedrooms
- 4 Bathrooms
- Outdoor Infinity Pool
- Indoor Pool (Heated, Extra)
- Spacious Open-Plan Living Areas
- Elegant Dining Area
- Sunken Lounge Area
- Fully-Equipped Gym (Technogym)
- Breathtaking 4-Sided Fireplace
- Pool Table
- Large Library
- Home Theatre with Curved-Screen TV and Surround Sound
- Organic Vegetable Garden
- Expansive Gardens with Olive Trees, Cork Trees, and Fragrant Herb Bushes
- Outdoor Patio with Comfortable Sofas
- Outdoor Kitchen with Barbecue
- Outdoor Dining Area
- Shaded Play Area with Table Tennis and Pinball Machine
- Feature Fountain
- Verandas with Access to the Garden
- Alarm System





DESCRIPTION

Property 10190 - CAPALBIO

5 Bedrooms

Location and Surrounding Area
Surrounded by gently rolling hills, Property 10190 is the ideal choice for a luxurious, stress-free vacation in the Tuscan countryside. Located near Capalbio, a beautiful hilltop town in Maremma, this five-bedroom villa offers a perfect blend of comfort and style. Immersed in the stunning Tuscan landscape, it is ideally situated to explore the region's cultural highlights and natural wonders. Additionally, the villa is just a 15-minute drive from the coast, offering guests the best of both worlds.

Property 10190 serves as the perfect base for unforgettable day trips to some of Tuscany's most beautiful towns, providing a unique opportunity to admire its splendid landscapes while soaking in the region's historical and cultural heritage. Nearby attractions include the historic centre of Capalbio, the towns of Porto Ercole and Santo Stefano, the Etruscan cities of Tuscania and Tarquinia, the thermal baths at Saturnia, the Valle D'Orcia, and the medieval jewels of Siena, Montalcino, and Montepulciano.

The villa is located close to the heart of Capalbio, an enchanting town perched atop a hill blanketed in Maremma brush. Known for its elegance, Capalbio has become a sought-after holiday destination for the elite, drawn by its charming streets and the ancient castle that overlooks the valley below. Orbetello, nestled on a narrow strip of land stretching through the lagoon of the same name, is known for its fishing trade, aided by the shallow waters of the lagoon.

The villa is just a few kilometres from Magliano, renowned for its delicious Morellino di Scansano wine. This picturesque medieval town sits atop a hill surrounded by vineyards and olive groves in the heart of Maremma, whose natural park extends into the town's territory. The nearby seaside resort of Porto Santo Stefano, overlooking the northern side of the peninsula, boasts a popular promenade and port, with opportunities to explore the nearby Giglio Island.

Property 10190 is 118 km from Leonardo da Vinci International Airport, 206 km from Florence Amerigo Vespucci International Airport, and 212 km from Pisa Galileo Galilei International Airport. Capalbio is approximately 6 km from the villa, Orbetello 22 km, Magliano 30 km, Porto Ercole 28 km, Porto Santo Stefano 33 km, Cala Moresca 39 km, Cala Piccola 38 km, Saturnia 44 km, and Grosseto 57 km. The villa is conveniently located near the centre of Capalbio, where all necessary services are easily accessible.

The Property
Set on six acres of land on the hills of Capalbio in the Tuscan countryside, Property 10190 provides an idyllic retreat for those seeking complete privacy and relaxation in southern Tuscany. Surrounded by a sprawling garden, this elegant villa boasts a fully-equipped gym and two swimming pools – an outdoor infinity pool and a heated indoor pool. Offering a serene atmosphere, Property 10190 can comfortably accommodate up to ten guests in five double bedrooms, split over two floors.

Immersed in a beautiful garden, this elegant villa boasts a magnificent infinity pool and a tranquil poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. The pool perfectly blends with the surrounding garden, with a handcrafted stone wall and wooden decking encircling it. Guests can enjoy a dip before relaxing on the sun loungers, taking in panoramic views of the rolling hills. Offering a calm atmosphere, the poolside area is an idyllic spot for basking in the sun.

Olive trees, cork trees, rows of cypress, holly oaks, and fragrant herb bushes can be found in the expansive gardens. Additionally, the villa has a gorgeous organic vegetable garden that supplies most of the fresh produce. Comfortable sofas line a generous patio, which also features an outdoor kitchen with barbecue and a large dining table for al fresco meals. The patio behind the villa features a shaded play area with table tennis, a pinball machine, and a beautiful feature fountain.

The open-plan design indoors creates generous spaces for lounging and socialising, with light flooding in through large French doors. The breathtaking fireplace, open on all four sides, serves as the room's main focal point. The sunken lounge is on one side, perfect for relaxing with a good book and a glass of

local wine, while the pool table and elegant dining area are on the other. A second living room features a large library and a home theatre with a curved-screen TV and surround sound.

The villa boasts a spacious, country-style kitchen that is fully furnished with all modern conveniences and features a beautiful wooden breakfast table. Before taking a leisurely dip in the indoor pool, guests can keep up with their fitness routine in the well-equipped Technogym on the lower ground floor. The five double bedrooms are all tastefully furnished and offer panoramic views. The five bedrooms are split across the ground floor and the first floor.

The ground floor features two bedrooms: a double bedroom with a king-size bed and a private bathroom with a bathtub; and a double bedroom with a queen-size bed and an en-suite bathroom with a large shower. Both of the ground-floor bedrooms have verandas and easy access to the garden. On the first floor, you will find three bedrooms: a double bedroom with a queen-size bed, private balcony, and an en-suite bathroom with a bathtub/shower; and two double bedrooms with king-size beds sharing a bathroom with a large shower.

PHOTOS








































































