



## Property 10349



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

**Number of beds:** 10+1  
**Bedrooms:** 5+1

## NEARBIES

Cecina 14,7 km Livorno 68,5 km Pisa 76,6 km Lucca 95,3 km Siena 99,9 km Firenze 125 km Firenze Airport 126 km

## FEATURES

- 5 Bedrooms (double / twin)
- 1 extra bed for a nanny or teen
- 5 Bathrooms
- Garden
- Semi-private beach access - 200 mt - with a cabana, a shaded area and plenty of comfortable sun beds
- 15 x 4 m. pool
- Porch for comfortable outdoor dining
- Equipped kitchen with dishwasher
- Laundry room with washing machine
- Fireplace
- Sat TV and DVD
- Internet WIFI
- BBQ
- Private parking



# DESCRIPTION

*Property 10349 – Bolgheri – Tuscany Coast*

*5+1 Bedrooms – Tennis Court - Pool*

Property 10349 is a modern seaside Villa decorated in high Italian design with a semiprivate beach just a few meters away. It is located on The Tyrrhenian sea just a 15 minute drive from the Medieval town of Bolgheri the epicenter of the Super Tuscan wine terroir.

The property resides within an enormous private estate guaranteeing full privacy and tranquility plenty of paths for long strolls, horseback and bicycle riding through the vibrant pine forest you'll share with native deer, rabbits, pheasants and the occasional wild boar. The beach is just a stones throw away furnished with a cabana, a shaded area and plenty of comfortable sun beds. There is also tennis with an artificial court for your use and as of June 2014 a brand new 15 x 4 m. pool for your private use!

The rooms are gracious and common spaces are open and airy, furnished with clean modern lines and smooth surfaces. All bedroom windows are screened, and there is a porch for comfortable outdoor dining.

Ground floor: Enter the villa via a lovely covered terrace to find a large table that can be set up as an outdoor dining room. To the right you will see the staircase leading upstairs while to the left a large living room with comfy couches, teak furniture and a working fireplace with a full row of curtained French windows leading out to the garden. Turn around and you will walk back into the large eat-in kitchen with a country table able to seat up to 10 adults. In the back of the fully equipped kitchen you will find the laundry room and pantry. Also off the entrance you will find a ground floor bedroom with two single beds that can double as a TV den. In the corridor you will find a bathroom with shower stall.

Upper floor: Ease up 15 steps to the sleeping area where you will find a double bedroom with en suite bathroom with shower stall. Continuing down the hall you will find the master bedroom with tons of storage and its en suite bathroom with both tub and shower stall. Back at the top of the stairs you will find another bedroom which can be set up as either a twin or a double with its special en suite bathroom in traditional Moroccan style with shower stall. This floor is also furnished with a sitting room with TV, another bedroom with external bathroom with tub. Above the sitting room you will find a mezzanine floor with an extra bed which can be used by a teen or a nanny.

Driving Distances: Pisa airport: 72 km; Siena: 101 km; Florence: 120 km; Local Distances: Beach: 8 min walk; Sassicaia Winery: 10 min; Bolgheri: 15 min; Volterra: 50 min.



PHOTOS













