



## Property 10366



**Number of beds:** 12  
**Bedrooms:** 6



Private Beach Access



Air Conditioning In The Bedrooms



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



Dishwasher



Washing Machine

Mattress sizes and bed dimensions



Parking Space



Table Tennis



Swimming Pool



Heated Pool

High Chair



Concierge Service



Housekeeping



Satellite TV



Sea Views



Wi-Fi

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

## NEARBIES

Porto Ercole 12,4 km Grosseto 45,5 km Civitavecchia 83,8 km Roma 159 km Airports: Rome - 150 kms., Pisa - 165 kms. Local shops in Porto Santo Stefano - 7 kms., Orbetello - 14 kms., Porto Ercole - 12 kms

## FEATURES

### Amenities:

- air-conditioning in all bedrooms
- washing machine
- dish washer
- SAT TV
- heated 4 x 12 mt swimming pool
- ping pong



# DESCRIPTION

## Property 10366 - PORTO SANTO STEFANO

### 8 Bedrooms

#### Location and Surrounding Area

Class, style, beach, vineyard all rolled into one gorgeous estate on a private mini peninsula jutting out towards the island of Giglio along the most prestigious coast line in Tuscany. The owners have taken this diamond in the rough and polished the 100+ acres of oak forests and tangles of myrtle, heather and rosemary to revive about 12 acres of Sangiovese, Cabernet and Merlot vineyards and recover the native olive trees to make this a working wine estate once again. A restored stone building has become the winery with a sophisticated yet traditional vinification system and a wonderful aging cellar with the artistic touch of a wood carving of a ballerina by Mürer. Immersed in the vineyard, the frantoio, where the in-house olives are crushed to extra virgin olive oil has a separate apartment also for the use of our guests in addition to the Main Villa. It really is the full package with swimming pools, air-conditioning independent sea access.

Drive up a picturesque road lined with cyprus trees to find the Main Villa with two floors of spacious modern living space.

From the private parking area enter a primary large terrace that gives way to five suites; all with their own en suite bathroom that can be prepared as either twin or queen bed accommodations.

Enter directly onto the first floor through the ultra modern fully equipped kitchen with stainless steel surfaces, state of the art appliances and all of the accoutrements you will need to prepare your meals. There is a grand living room decorated tastefully and minimalistic to leave the clean lines and maintain the breezy atmosphere a beach house needs. There is a dining room table that comfortably seats 16 and it is here that we find the master suite with a sitting room and lovely en suite bathroom.

From the garden you can access the romantic cottage in the frantoio surrounded by vineyards with a patio and furnished outdoor area, a living rooms with sofa and TV, a small equipped kitchen, two bedrooms; a double and a single and one bathroom with a shower.

Down to the sun deck terrace there are plenty of sun beds around the 4 x 12 meter heated swimming pool along with a shaded dining area where you can sip the wines from your estate while gazing over the sea.

The beach is just a 10 minute walk down the cliff. Jump off the rocks into the waves and have a stellar lunch at their restaurant overlooking the wonder of it all!

#### Accommodations:

- Living/dining room
- Kitchen
- Laundry Room
- Five Twin or Double bedrooms with en suite bath
- Master Suite with en suite bath
- Dependance with one single and one double bedroom with shared bath



PHOTOS





















