



## Property 1651263727



**Number of beds:** 14  
**Bedrooms:** 8

### Bathrobes and Slippers

Bathrobes available for each guest. Slippers not available.



### Air Conditioning Throughout

Air conditioning available throughout. Electricity included up to 400 kWh per week.



### Air Conditioning In The Bedrooms

Air conditioning available in all bedrooms. Electricity included up to 400 kWh per week.



### Hair Dryer In The Bathrooms



### Dryer

### Safe

One safe box available in one bedroom.



### Fibre Internet



### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

### The Villa is Less Than 15 km From a Golf Course

The villa is about 9 km from Argentario Golf & Wellness Resort.

### The maximum distance from the city centre is 1.5 km

The villa is just 200 m from the center of Porto Santo Stefano.



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

8 Bedrooms (5 Double bedrooms, 1 Twin room, 2 Single rooms).The 5 double bedrooms have king-size beds. The twin room and the 2 single rooms have standard single beds.

### Bath amenities

Refill provided during the week.



### Gym



### Parking Space

Outdoor parking space inside the property for up to five cars. Included in the rental price.



### Swimming Pool

Heated pool.Pool heating included in the rental price.



### Heating

Heating with convectors. Not included in the price.



### Heated Pool

Included in the rental price.



### Housekeeping

Daily housekeeping, about 4 hours per day. Included in the rental price.

### Smart TV



### Staff living on site

Two housekeepers live in an independent building inside the property, during the guests' stay.

### Mattress topper



### Satellite TV



### City Views



### Sea Views



### 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 Orietta is 146 km from Leonardo da Vinci International Airport, 194 km from Florence Amerigo Vespucci International Airport, and 200 km from Pisa Galileo Galilei International Airport. The centre of Porto Santo Stefano is less than 200 metres from the villa. Cala Moresca is 7 km away, Cala Piccola is 8 km, Orbetello is 10 km, Porto Ercole is 13 km, Magliano is 29 km, Capalbio is 37 km, Grosseto is 46 km, and Saturnia is 59 km.

## FEATURES

- 8 Bedrooms (5 Double Bedrooms, 1 Twin Room, 2 Single Rooms)
- 8 En-Suite Bathrooms + 2 Guest Bathrooms + 1 Extra Bathroom
- Swimming Pool
- Well-Equipped Kitchen + Kitchenette
- Living and Dining Room
- Outdoor Lounge Area
- Outdoor Dining Area
- Foosball Table
- Exercise Bike and Weights
- Yoga Mats
- Terrace
- Pizza Oven
- Iron and Ironing Board
- Coffee Machine
- Annex (Staff)





# DESCRIPTION

Property 1651263727 - PORTO SANTO STEFANO

8 Bedrooms

## Location and Surrounding Area

With gorgeous terraces overlooking Santo Stefano, Property 1651263727 is the perfect location for unforgettable day trips around Tuscany. Nearby, you will find the charming towns of Capalbio and Porto Ercole, where you can explore the historic 16th-century fortresses of Forte Filippo, La Rocca, and Forte Stella. The renowned thermal baths at Saturnia and the scenic Valle d'Orcia are also close by. Discover the mediaeval charm of Siena, Montalcino, and Montepulciano, and enjoy beautiful sandy beaches just a 15-minute drive away.

Monte Argentario boasts a unique maritime and protected lagoon landscape. Its mild climate makes it an ideal holiday destination throughout most of the year. The summers are long, and the sun usually shines brightly, even in winter. The heat is softened by pleasant sea breezes on most days. From the villa, the views are expansive, extending across Monte Argentario to the mainland of Italy, where you can watch superyachts glide by.

Capalbio is a fashionable and alluring town located atop a hill covered with Maremma brush. Due to its elegance, Capalbio has become an elite holiday destination, offering an evocative atmosphere, excellent restaurants, and an ancient castle dominating the valley below. Orbetello, visible in the distance from the villa terraces, is nestled on a narrow strip of land stretching through the shallow lagoon of the same name.

The villa is near Magliano, renowned for its Morellino di Scansano wine and Maremmana beef. It sits on the edge of picturesque Porto Santo Stefano, where the beloved promenade and port are accessible via a hundred steps just below the villa. From Santo Stefano, boats to Giglio, Giannutri, and Elba are easily reachable. A daily fish market, a weekly general market, and several supermarkets are all within minutes, either by car or a short walk, from the villa, ensuring you always have excellent ingredients.

Property 1651263727 is 146 km from Leonardo da Vinci International Airport, 194 km from Florence Amerigo Vespucci International Airport, and 200 km from Pisa Galileo Galilei International Airport. The centre of Porto Santo Stefano is less than 200 metres from the villa. Cala Moresca is 7 km away, Cala Piccola is 8 km, Orbetello is 10 km, Porto Ercole is 13 km, Magliano is 29 km, Capalbio is 37 km, Grosseto is 46 km, and Saturnia is 59 km.

## The Property

With terraces across four levels overlooking the sea, Property 1651263727 provides the perfect retreat for those seeking privacy and relaxation on the beautiful Tuscan coast. With a contemporary style modelled on a yacht, the idyllic setting of this modern villa offers superb seaside panoramas. Flooded with natural light, Property 1651263727 can very comfortably accommodate up to fourteen guests in eight bedrooms (five double, one twin, and two singles) with en-suite bathrooms spread over three floors.

With a lush garden and four generous terraces overlooking the sea, the villa boasts an exclusive pool and many outdoor areas equipped with comfortable sofas and armchairs, perfect for relaxing in the sun with a book or in a shady spot with an aperitivo. Featuring breathtaking sea views, the villa also includes several spacious al fresco dining areas, ideal for enjoying meals in the open air while soaking in the stunning coastal scenery.

Property 1651263727's accommodation displays a perfect balance between traditional and contemporary Italian styles. On the ground floor, you will find four bedrooms: two doubles, one twin, and one single. All of them have an en-suite bathroom with a shower. On the same floor, you will also find a kitchenette. The next floor up, there are three double bedrooms (one of which is the master suite) and a single room, all with their own bathrooms. The bedrooms (air-conditioned) and bathrooms are all beautifully appointed, generously proportioned, airy, and modern.

Up an impressive spiral staircase is the heart of the house, featuring a very large, air-conditioned open-plan reception and sitting room with an adjacent dining area. Next door is a well-equipped kitchen and a

guest bathroom. The views from this central area are spectacular, perfect for lunches in air-conditioned comfort or dinners outside in the cool evenings. On the other side is a shaded breakfast area, next to an outdoor pizza oven. The entire house is finished to a high specification and beautifully furnished in a cool, elegant style.

At the top level, just below the entrance to the property, is a pool house featuring an exercise bike, a changing room, and a convenient shower room. This complements the main sunbathing area located next to the pool, which is surrounded by lawns and gardens. On the opposite side of the pool house, there is yet another inviting sun terrace. No matter where you choose to relax, each spot is thoughtfully equipped with comfortable seating or sun loungers, ensuring a perfect place to unwind.

Beyond the swimming pool lies an annex where the villa's attentive permanent staff couple reside. They are on hand throughout your stay to ensure a seamless experience, taking care of daily cleaning and maintaining the grounds to keep them looking pristine. With prior arrangement, they can also prepare and serve meals, adding an extra touch of convenience and hospitality to your stay. Please note that, due to the design of the terraces, the property does not offer wheelchair access.



PHOTOS





























