



## Property 1651263735



**Number of beds:** 11

**Bedrooms:** 6

### Accessibility for people with disabilities



#### Air Conditioning Throughout

Electricity (included up to approx. 500 kWh per week). Extra electricity is to be paid as extra, according to consumption.



#### Air Conditioning In The Bedrooms

Electricity (included up to approx. 500 kWh per week). Extra electricity is to be paid as extra, according to consumption.



#### Hair Dryer In The Bathrooms



#### Barbecue



#### Fireplace



#### Stereo system and DVD

Located in a quiet area and suitable for yoga retreats



#### Dishwasher



#### Washing Machine

### Mattress sizes and bed dimensions

6 Bedrooms (5 double bedrooms + 1 single room). The double beds are about 160x200. The single bed is about 110x200.

### Bath amenities

Initial supply of soap and toilet paper.



#### Parking Space

Outdoor parking space inside the property for up to approx. 9 cars. Included in the rental price.

### Swimming Pool

18 x 6 m. Depth: about 3 m (max. depth). No diving.

### Heating

Heating not included in the rental price. To be paid as extra, according to consumption.

### Housekeeping

Daily housekeeping (approx. 4 hours per day, from Monday to Sunday). Included in the rental price.

### Staff living on site

Two members of the staff live in an independent building near the swimming pool.

### 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

Podere Beatrice is 85 km from Rome-Fiumicino "Leonardo da Vinci" International Airport and 104 km from Rome-Ciampino "G. B. Pastine" International Airport. The villa is just a stone's throw from Tarquinia, 42 km from Capalbio, 44 km from Viterbo, 55 km from Orbetello, 61 km from Porto Ercole, 66 km from Sorano, 68 km from Saturnia, 69 km from Pitigliano, 77 km from Orvieto, 90 km from Grosseto, 103 km from Rome, 127 km from Todi, 166 km from Perugia.

## FEATURES

- 6 Bedrooms (5 Double Bedrooms + 1 Single Room)
- 6 En-Suite Bathrooms + 1 Poolside Bathroom + 1 Guest Bathroom
- Swimming Pool
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Area
- Outdoor Dining Area
- Outdoor Lounge Area
- Garden
- TV Room
- Pool House
- Sky TV



# DESCRIPTION

Property 1651263735 - TARQUINIA

6 Bedrooms

## Location and Surrounding Area

Immersed in generous garden complete with swimming pool, this magnificent six-bedroom villa is ideally located to explore the region's cultural highlights and most spectacular natural wonders. With a rustic yet elegant atmosphere, the villa is also just a stone's throw from the Tuscany border, therefore perfectly located for unforgettable day trips to the most beautiful towns in the region, providing a unique opportunity to admire its splendid landscapes.

Monte Argentario attracts tourists from all over the world for its unique landscape, its marine environment and its mild climate, which makes it a perfect holiday destination for most of the year. In addition to its natural beauty, the charm of Porto Ercole derives from the imposing Spanish fortresses that were built in the 16th century: Forte Filippo, la Rocca and Forte Stella are three perfectly preserved fortifications from which you can admire the wonderful views of the sea.

The villa is located near Capalbio, an alluring town standing at the top of a hill covered with Maremma brush. Because of its elegance, Capalbio has become a holiday destination for the elite, drawn by the evocative atmosphere in the streets and the ancient castle that dominates the valley below. Orbetello is nestled on a narrow strip of land stretching through a lagoon with the same name. In tune with its surroundings, the town's trade has always been fishing, made easy by the shallow waters of the lagoon.

The villa is a few kilometers from Viterbo, the largest town in northern Lazio and a much-overlooked gem with a charming medieval historical center and a laid-back provincial vibe. The town was heavily bombed during WWII, but much of its historic core survived and this attractive tangle of grey-stone buildings is today in remarkably good shape. This, together with its good bus connections, makes it an attractive base for exploring the region's far-flung northern reaches.

Set atop a gigantic plug of rock above fields streaked with vines, olive groves and cypress trees, Orvieto is one of Umbria's star attractions. Its austere medieval center is a classic of its kind, with weaving lanes, brown stone houses and cobbled piazzas, and its location between Rome and Florence ensures a constant stream of visitors. But what sets the town apart from its medieval neighbours is its breathtaking cathedral, with a sensational facade and frescoes that are said to rival Michelangelo's in the Sistine Chapel.

The region's epic capital needs no introduction. Rome has been mesmerizing travelers for ages and still today it casts a powerful spell. It is home to some of the world's most celebrated masterpieces and its romantic cityscape, piled high with haunting ruins and iconic monuments, is achingly beautiful. But beyond the city, Lazio more than holds its own. Cerveteri and Tarquinia's Etruscan tombs, Hadrian's Tivoli estate, Subiaco's monasteries and Ostia Antica's remarkable ruins: these are sights to rival anything in the country.

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## The Property

Surrounded by a large three-hectare park, Property 1651263735 is immersed in a generous garden and boasts an exclusive pool. With a secluded location just a few kilometers from the Tuscany border, this villa is ideal for families and friends who want to enjoy the tranquility of the countryside in complete privacy. Designed to combine modern facilities with country house elegance, Property 1651263735 can accommodate eleven guests featuring six bedrooms (five double bedrooms and a single room) with bathroom.

Surrounded by a generous garden, this magnificent 700-sqm villa boasts an exceptional pool with counter current system and a spacious poolside area furnished with comfortable sun loungers and

deckchairs inviting guests to sit back and unwind. Offering a calm atmosphere, the poolside area represents an idyllic spot for basking in the sun. The outdoor area also boasts a patio equipped with a dining table for up to eight guests, a dining area with three tables that can seat up to twenty guests, and an al fresco lounge area under the shade of a pergola.

Offering a rustic atmosphere, the ground floor of the main villa boasts high ceilings with exposed beams, soft lighting and comfy seating. On the ground floor you will find a generous lounge area with a fireplace and comfortable sofas with plenty of seating. As the evening falls, gather around the fireplace and relax while enjoying a glass of wine with your fellow guests. Here you will also find two dining tables that can seat up to eight people each, a fully-equipped kitchen complete with pantry and guest bathroom, and elevator.

The villa can accommodate up to eleven guests featuring six bedrooms (five double bedrooms and one single room) spread over the main villa and the dépendance. With a palette of soft neutral colors, the ground floor of the main villa boasts a master bedroom with en-suite bathroom with shower. On the first floor you will find a master bedroom with an adjacent cozy lounge area and en-suite bathroom with shower; a single room with en-suite bathroom with shower; and a double bedroom with en-suite bathroom with shower.

In the dépendance, you will find two double bedrooms with en-suite bathroom, one with shower and one with bathtub. Flooded with natural light and offering a warm atmosphere, all bedrooms are furnished in traditional country house style. All bedrooms are equipped with TV and air conditioning. The villa is equipped with wireless Internet access and Sky TV. Near the pool you will also find a pool house featuring a comfortable lounge area complete with air conditioning and bathroom with shower.

# PHOTOS















