



Property 343



Number of beds: 6
Bedrooms: 3

-  Playground
-  Air Conditioning In The Bedrooms
-  Dryer
-  Barbecue
-  Tennis Court
-  Stereo system and DVD
-  Dishwasher
-  Washing Machine
-  Parking Space
-  Swimming Pool
-  Satellite TV
-  Countryside View
-  Wi-Fi

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

NEARBIES

Grosseto 25,2 km Porto Ercole 68,9 km Siena 98,8 km Florence 164 km Florence Airport 186 km Civitavecchia 129 km Rome 198 km Rome Airport Fiumicino 197 km

FEATURES

- 3 Bedrooms (2 double, 1 twin)
- 3 Bathrooms (2 en-suite)
- Swimming Pool 12x6 mt. and solarium with deck chairs and beach umbrella
- Garden
- Tennis court shared with Villa Maremmana Grande
- 2 rings for horses
- Large estate for horseback riding or trekking
- 40 sq. of Portico with a table (8 seats)
- BBQ and large outdoor area for relaxing and dining
- Playground for children
- Air conditioning in each bedrooms
- Satellite LED TV with BOSE System, SKY TV, PS3, DVD Player, CD Player and Stereo /Radio
- High-speed /WI- FI Internet
- Fully equipped kitchen with freezer, microwave, dishwasher, espresso coffee machine and kitchenware
- Laundry with wash machine and dryer
- Burglar alarm
- Towel heaters in all bathrooms, hairdryer and bedding furniture
- Library
- Wine cellar filled with own produced wines
- Private parking for 2 cars
- Services included: twice- weekly cleaning service (arrival and during the week), weekly change of bed and bath linen, laundry use, water, electricity and heating, baby bed and baby high chairs available upon request



DESCRIPTION

Property 343 – Castiglione della Pescaia – Tuscany Coast

3 Bedrooms (2 double, 1 twin) – Pool – Tennis court

Property 343 is a luxurious and unique villa, set in its own oasis of natural beauty in the heart of Maremma - the "Wild Wild West" of Tuscany. This farmhouse has been carefully restored by the owners, who have extended their restoration to the villa's outdoor grounds, reflecting the architectural and landscape traditions of this fascinating part of Tuscany. The Villa has been decorated with the perfect combination of style and comfort - the gorgeous, warm colour palette creates a relaxing, welcoming and sophisticated atmosphere. The entrance hall leads to generous living spaces, including a living room and a dining room with TV, and a large, professional and fully-equipped kitchen. In the villa there are 2 bedrooms with king size bed and en-suite bathroom with shower unit and towel heater; one further bedroom is a twin bedroom with sharing private bathroom (with shower unit and towel heater). The 3 bedrooms and 3 bathrooms all maintain Maremmana's high level of style and sophistication. Each bathroom is spacious and has a beautiful towel heater. The villa's outdoor areas are generously furnished for relaxing and dining al fresco - perfect spots to enjoy the estate's olive oil and wines produced on this farm. The villa's beautiful swimming pool is surrounded by the unparalleled tranquillity of the Maremma countryside. Pets are allowed; the villa is a no-smoking villa.

What to do in the Maremma region of Tuscany? This extraordinarily lovely stretch of Italy sits between Rome and Pisa, offering expansive, breathtaking views of the islands of Giglio and Elba. Highlights of the area include the unspoiled fishing village of Castiglione della Pescaia, endless stretches of incomparable beaches, and the medieval village of Massa Marittima. This enchanting cobble-stoned village has become greatly popular and is home to many international artists and socialites. Also worth a visit is the magical and mysterious city of Volterra, with its roots in three thousand years of history. Today the city preserves above all its medieval qualities, not only in its 12th-century city walls, but also in its urban layout with narrow streets, palaces, tower houses and churches. Strongly recommended are visits to the surrounding towns of Populonia and Baratti, Suvereto, Campiglia Marittima, Castagneto Carducci and Bolgheri. Numerous day trip possibilities include the chic harbor of Punta Ala and the major art cities of Siena, Pisa and Florence. Boat rentals for cruising around the coast are available, and private tours of the region's many acclaimed wineries can be arranged. Do not forget Saturnia Terme (thermal water), Pitigliano, Sorano, Sovana.

Distances: sea and beaches 5 km (3 miles); Grosseto and nearest railway station 15 km (9 miles); Castiglione della Pescaia 9 km (5 miles); Volterra 117 km (72 miles); Pisa 158 km (98 miles); Siena 77 km (47 miles); Florence 146 km (90 miles); Rome 189 km (117 miles); Venice 397 km (247 miles). Nearest Airports are: Pisa Galileo Galilei approx. 158 km (98 miles) and Fiumicino Airport approx. 142 km (88 miles).

PHOTOS









