




## Property 369



**Number of beds:** 15  
**Bedrooms:** 8

**Pets Allowed**  
Pets allowed on request.

 **Playground**

 **Air Conditioning In The Bedrooms**  
Included in the rental price.

 **Hair Dryer In The Bathrooms**


 **Dryer**

 **Barbecue**

 **Fireplace**

**Safe**  
One safe box available in the property. Not available in each bedroom.

**Crib**

 **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 6 km from Argentario Golf Club.

**The maximum distance from the city centre is 1.5 km**  
The villa is about 1,5 km from the center of Porto Ercole.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

8 Bedrooms: 5 Double bedrooms + 2 Double bedrooms + 1 Single room. Each room has its own bathroom.

### Nearby

The villa is about 1,5 km from the center of Porto Ercole, where you will find all the necessary services.



Parking Space

Parking space inside the property for ten cars.



Table Tennis



Swimming Pool

18 x 9 m. Depth: 3 m.



Heating

Heating with radiators, not included in the rental price. Available at an extra cost, according to consumption.

### High Chair



Cook Service

Option 1: With kitchen service (cook and shopping service for one meal a day).



Housekeeping

Option 1: With kitchen service (cook and shopping service for one meal a day) and one/two staff members for the housekeeping as well as the gardener for the pool maintenance. Final cleaning included. Option 2: Without kitchen service and with a more basic housekeeping service. Final cleaning not included.

### Smart TV



Staff living on site

The keeper and house manager of the villa live on the ground floor of the property, in their apartments.



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

Villa del Conte is 142 km from Leonardo da Vinci International Airport, 197 km from Florence Amerigo Vespucci International Airport, and 203 km from Pisa Galileo Galilei International Airport. Orbetello is 6 km from the villa, Porto Santo Stefano is 12 km, Cala Moresca is 18 km, Cala Piccola is 18 km, Magliano is 29 km, Capalbio is 31 km, Grosseto is 48 km, and Saturnia is 60 km. The villa is about 2 km from the center of Porto Ercole, where all the necessary services can be easily found.

## FEATURES

- 8 Bedrooms (5 Double Bedrooms, 2 Twin Rooms, 1 Single Room)
- 8 En-Suite Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Outdoor Dining Area
- Outdoor Lounge Area
- Outdoor Changing Room
- Well-Equipped Kitchen
- Living Room
- Dining Room
- Garden
- Terrace



# DESCRIPTION

Property 369 - PORTO ERCOLE

8 Bedrooms

## Location and Surrounding Area

Located near Porto Ercole, this elegant eight-bedroom villa is the perfect place for a stylish break on one of the most beautiful stretches of coastline in Southern Tuscany. On the shores of the Tyrrhenian Sea, backed by a chain of wooded hills, the Maremma is a wild landscape home to Etruscan villages, hot springs, unspoiled countryside and crystal-clear waters. This territory hosts a wealth of attractions from the inland areas all the way to the coast, where high cliffs are alternated with little beaches and wonderful coves.

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 picturesque seaside resort of Porto Santo Stefano overlooks the northern side of the peninsula. Particularly beloved are the promenade along the seafront and the port, where you can feel the genuine seafaring soul of the town. From here, you can also explore the nearby Giglio Island. 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 Magliano, famous for its delicious Morellino di Scansano wine. Boasting a pleasing medieval aspect, the town is perched high on a hill cultivated with vineyards and olive trees right in the middle of the Maremma, whose natural park extends into the town's municipal territory. In less than one hour by car, you can easily reach Grosseto, home to priceless art treasures including the striking Piazza del Duomo, where the pink and marble façade of the Cathedral of San Lorenzo stands out.

The villa is also a few kilometers from 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. In one hour by car, you can easily reach Saturnia, home to the famous Saturnia Hot Springs where thermal waters flow at a rate of 800 liters a second at a constant temperature of 37 degrees centigrade.

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## The Property

Located on the Tuscan Coast, Property 369 features a generous terrace overlooking the Tyrrhenian Sea, providing an exclusive retreat in one of the most popular corners in Tuscany. Trapped between an infinite blue sky and turquoise sea, the idyllic hilltop setting of the villa ensures superb panoramas. Offering a peaceful atmosphere, Property 369 can accommodate up to fifteen guests featuring eight bedrooms (5 double bedrooms, 2 twin rooms, 1 single room) with en-suite bathroom.

Surrounded by a beautiful garden, the villa boasts a generous outdoor area where you will find a pool and a spacious poolside area equipped with comfortable sun loungers and deckchairs inviting guests to sit back and unwind. The outdoor area also features an exclusive al fresco dining area and lounge areas for relaxing and socializing. Offering a tranquil atmosphere, the outdoor area is the perfect setting for romantic dinners and stargazing.

Wide steps lined with beautifully designed plant pots lead up to the entrance hall and beyond to the massive and bright living room. Tastefully decorated and furnished with wonderful paintings, antiques,

bookcases and a large open fireplace, there is ample space with a further sitting area with comfortable sofas with plenty of seating. Glass doors from the living room lead to a very elegant dining area with glass tables and a door to the terrace.

Inside, a formal dining room offering breathtaking ocean views provides another dining area and, beyond here, a spacious and well-equipped kitchen with all the amenities you might need during your stay. All of the eight bedrooms (five double bedrooms, two twin rooms, one single room) have en- suite bathrooms, ample space and stylish décor. All the bedrooms and bathrooms are located on the first floor except for one double bedroom, which is located on a mezzanine level. The bathroom of this room is located on the first floor with all the other bedrooms and bathrooms.

PHOTOS

