



Property 562



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

Number of beds: 13

Bedrooms: 8

NEARBIES

Pisa 85,4 km Livorno 62,7 km Firenze 137 km Siena 143 km San Gimignano 93,2 km Volterra 64,6 km Airports
Pisa (private and commercial) approx. 50 minutes, Florence (private and commercial) approx. 130 minutes,
Rome Approx 2 hours 30 minutes. Train Stations: Campiglia Marittima - approx. 15 minutes, San Vincenzo -
approx. 10 minutes.

FEATURES

- 8 Bedrooms (3 double, 2 twin, 3 single)
- 6 Bathrooms
- 1 Service bathroom
- New pool with solarium in the garden
- Direct access to the sea (100 mt. away) with cabin on stilts on the beach and table for dining
- 7 Hectares park
- Large terrace furnished for al fresco dining
- Fireplaces
- Equipped kitchen
- Laundry room
- Housekeeper's apartment
- Sat TV, CD and DVD player
- Activities: Horseback riding, boat charters, sport fishing, scuba diving, skydiving



DESCRIPTION

Property 562 – San Vincenzo – Tuscany Coast

8 Bedrooms (3 double, 2 twin, 3 single) – Direct acces to the sea - Pool

Property 562 is situated in the Upper Maremma along the Tuscan Coast, between the Port of Baratti and San Vincenzo. It is located about 100 meters from the Mediterranean Sea, surrounded by the Nature Reserve of Rimigliano, and with a private park of approx. 7 hectares. It is one of very few houses positioned directly by the sea, and is the only one that has a private cabin built on stilts directly on the beach.

Property 562 was a horse outpost and a geodesic point starting in the year 600. In 1939 Count Uguccione and Countess Lea Della Gherardesca commissioned the architect Tullio Rossi to transform it into one of their hunting and summer residence. The project undertook two phases: the first restructuring taking place in '39, and the second in 1957.

The Villa on the first floor is composed of 8 bedrooms, of which three are queen, two have twin beds and three singles, 6 bathrooms, also a service room / bathroom, and Laundry room. The ground floor of the house consists of a large living area, a dining room, office, bathroom and kitchen with eating area. There is also a housekeeper's apartment located on the ground floor. Adjacent to the living area and dining room there is a large terrace.

A new pool has been realised in 2014 with a solarium.

Fifteen minutes north is the famous wine making town of Bolgheri, home to some of the best Italian wineries including Sassicaia, Ornellaia and Guado al Tasso. The medieval town is small, charming and full of great restaurants. A few kilometers south lays the Baratti bay and the town of Populonia, amongst the beautiful beaches and steep forests you can find Etruscan ruins everywhere. Tours are available. The port of San Vincenzo offers many services from boat rentals, sport fishing, tours of the Tuscan Archipelago to dinning and bars.

Surrounding Areas: Bolgheri, Baratti bay, Populonia, Etruschan Necropolis, San Vincenzo Marina, Isola d'elba, Tuscan Archipelago; Nearby cities: Pisa, Livorno, Firenze, Siena, San Gimignano, Volterra. Airports: Pisa (private and commercial) approx. 50 minutes, Florence (private and commercial) approx. 130 minutes, Rome Approx 2 hours 30 minutes. Train Stations: Campiglia Marittima - approx. 15 minutes, San Vincenzo - approx. 10 minutes.

Activities: Horseback riding, boat charters, sport fishing, scuba diving, skydiving.

PHOTOS













