

Property 10239



Number of beds: 10
Bedrooms: 7

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
Two safe boxes available in the villa.

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
7 Bedrooms:3 Double bedrooms, 3 twin rooms and 1 single room (which usually is not rented).Please note that although the villa can accommodate up to 13 people, the villa is rented for max. 8/10 guests.

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 up to six cars.

Table Tennis

Swimming Pool
11 x 6 m.Depth: 1,80 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.

FEATURES

- 5 Bedrooms (3 double, 1 twin, 1 single) and 6 bathrooms in the main villa
- Air conditioning in the twin/double bedrooms
- 1 Staff single bedroom with bathroom
- 2 annexes with a double/twin bedroom with bathroom and air conditioning, one of them with a kitchenette
- 1 Further annex by the pool with double sofa-bed, bathroom, air conditioning and kitchenette (on request)
- Swimming pool with bathroom and changing-room
- Garden with patio equipped for outdoor dining
- Outdoor lounge area
- Fireplace
- Equipped kitchen with double fridge, washing machine, oven, grill, expresso machine
- TV with home-theatre
- Computer
- Included: a cook, maid service, garden and pool maintenance, linen and towel change (1 x week), utilities





DESCRIPTION

Property 10239 - PORTO ERCOLE

7 Bedrooms

Locarion and Surrounding Area
Monte Argentario is a large and hilly promontory in Southern Tuscany. Popular primarily with well-off Italians, the area boasts a nature reserve and some relatively unspoilt beaches. Long time ago this sizeable outpost of Tuscany was an island; later it became joined to the mainland by three sand stripes, which are now covered in woodland and separated by lagoons. Monte Argentario is part of the Province of Grosseto, an interesting area of Tuscany which is becoming increasingly fashionable as a holiday destination, also known as Maremma. There are two pretty harbour/resort towns at Monte Argentario which make good holiday bases: Porto Santo Stefano and Porto Ercole. Porto Santo Stefano is on the northern side of the promontory, and is the largest town, served by ferries to the Tuscan islands. Porto Ercole faces south, and is a small and pretty harbour settlement. A third option is Orbetello, located on the central isthmus, between the two lagoons. The southern connecting isthmus is a pine-clad nature reserve (called the Tombolo), with a path for walkers and cyclists along its length. From here you can access one of the coast's quietest beaches.

Property 10239 is a large and secluded estate that enjoys terrific views of the Tyrrhenian sea, Porto Ercole with its fortress and its 2 harbours and the Tuscan Coast. The villa is located at only 1,5 km to Porto Ercole and about 2 km to 2 wonderful beaches: La Feniglia (a longest sandy beach close to a natural Oasis) and Cala Galera, a bay overlooking the sea with an astonishing view that stretch over southern coast of Tuscany until the Latium Region. Cala Galera is also the touristic port where you can moor or hire a power boat.

Property 10239 is a perfect family house sets in the peace and the beauty of an unspoiled region like Maremma in Tuscany, with gardens and terraces surrounding the house, shaded by olives trees, cypress and figs. A swimming-pool is a part of this well maintained garden and offers a complete privacy. In the garden there is also a patio with 2 table for 16 people and a very elegant sofa area with iron chairs and chaise longue covered with white cushions available for about 16 people.

Property 10239 is really well furnished and likes very much to its guests for its sought and delicate style with hand made cotto tiles, white sofas and drapery and cloured lampshades.

The villa consists of a main house based on two floor and 4 annexes each with an independent access to the garden.

The main house faces on the wide lawn stretching from the main house to the pool. This lawn is equipped with a relaxing amach, sofas and chairs and the large pool, well located in a detached corner of the garden, just to not disturbe who want spend a relaxing moment in the living room or on one of the terraces of the second floor.

The ground floor comprises a very wide living room with 2 lounge areas, a tv corner with an hometheatre system, a desk with a computer a well lit veranda with a dining area. The veranda runs on

2 sides of the villa and is a really attractive spot of the house. On the same floor we can find a twin bedroom with ensuite bathroom (the room can be airconditioned by a portable a/c), a single room with its own bath and generally reserved for the staff or a nanny; a very well equipped kitchen with everykind of modern aplliances (double fridge, washing machine, oven, grill, expresso machine).

You can reach the second floor by an internal staircase or outside. There you'll find the master-bedroom with private terrace, private closet and 2 modern and well coloured baths (one with a shower and one with a bath tub). On the same floor with access from the terrace there is another large double bedroom with ensuite bathroom (bathtub). Both the rooms have air conditioning.

Close to it there is another double bedroom with ensuite bathroom (shower). The room has a/c and enjoy a spectacoular view of the coast.

On the upper level there are 2 annexes with other 2 twin bedrooms that can be prepared also a double bedroom. Each room has its own bathroom and is conditioned. One of them has a small living with a kitchenette, a fridge and a living room.

Next to the pool we can find the last annex, a living room with a sofa bed that could used only on request. The pool house is generally used as a cloackroom for the pool. This room has also a bathroom with a bathtub and is airconditioned.

The bedrooms are decorated in an attractive and very personal style with antiques furniture mixed to modern elements. Everything is of excellent quality and all the bathrooms are recently rennovated.

The old fishing village of Porto Ercole is 2km drive, Orbetello and Porto Santo Stefano 4 km, Rome International Airport 130 km, Pisa 120 km, Florence 160 km, within an hour drive the town of Siena and Grosseto (50 km). Civitavecchia motorway exit 80 km; Tennis club 7 km; Riding stables 7 km.

PHOTOS













































































