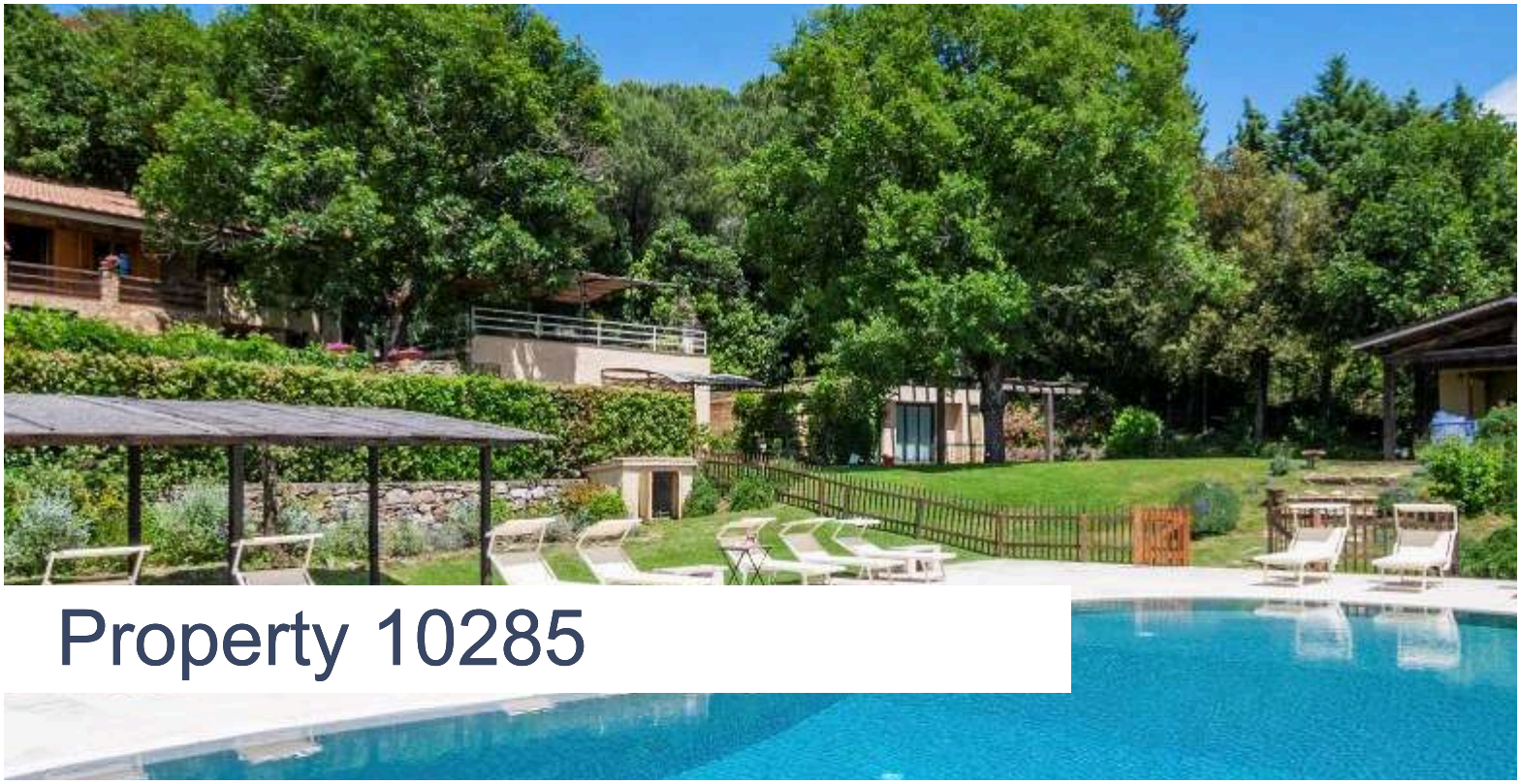


Property 10285



Number of beds: 16
Bedrooms: 7

- Air Conditioning In The Bedrooms
- Barbecue
- Parking Space
- Table Tennis
- Swimming Pool
- Countryside View
- Sea Views

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

NEARBIES

Villa Capalbio is 122 km from Rome Fiumicino Airport, 142 km from Rome Ciampino Airport, 211 km from Florence Airport, and 212 km from Pisa International Airport. The villa is 7 km from Capalbio, 9 km from Tarot Garden, 19 km from Burano Nature Reserve, 23 km from Ansedonia, 25 km from Magliano in Toscana, 26 km from Montalto di Castro, 29 km from Orbetello, 35 km from Porto Ercole, 42 km from Porto Santo Stefano, and 42 km from Monte Argentario.

FEATURES

- 7 Bedrooms (3 Double Bedrooms + 2 Twin Rooms + 2 Double Bedrooms Including a Single Bed)
- 7 En-Suite Bathrooms + 1 Guest Bathroom
- Infinity Pool (16 x 8 m)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Sitting Room
- Dining Area
- Private Garden
- Changing Room
- Pergola-Covered Gazebo
- Built-In Barbecue Area
- Ping Pong Table
- Ample Parking
- Air Conditioning (in 6 Bedrooms)





DESCRIPTION

Property 10285 - CAPALBIO

7 Bedrooms

Location and Surroudning Area
Surrounded by greenery in Lago Acquato, Property 10285 enjoys a quiet setting just a short drive from the centre of Capalbio. The coast is close by, with lovely beaches like Ansedonia and the protected Burano Nature Reserve within easy reach. Guests can also explore the nearby towns of Porto Ercole and Porto Santo Stefano, or visit the original and colourful Tarot Garden. It is a great spot for relaxing in the countryside while staying close to the sea and local attractions.

Capalbio is a captivating medieval hilltop town celebrated for its beautifully preserved historic centre and enchanting cobbled streets. Perched high above the countryside, it offers panoramic views of rolling hills and the distant sea. The town exudes a timeless atmosphere, with artisan boutiques, quaint cafes, and traditional trattorias. Throughout the year, Capalbio hosts lively festivals and events, especially in summer, bringing together locals and visitors to celebrate the region’s rich history and vibrant community life.

Ansedonia is a serene coastal village renowned for its golden sandy beaches and crystal-clear waters, making it a favourite spot for sunbathers and swimmers seeking peace by the sea. Close by, Magliano in Toscana offers a quintessential Tuscan experience with its charming hilltop setting amidst vineyards and olive groves. This picturesque town invites visitors to savour slow-paced rural life, local wines, and traditional cuisine, while enjoying stunning views across the countryside.

Orbetello is a lagoon town set on a narrow causeway, where natural beauty meets a lively historic centre. The town is surrounded by the protected waters of the Orbetello Lagoon, a haven for birdwatchers and nature lovers. Just a short drive away lies Porto Ercole, a charming seaside resort famous for its colourful harbour, historic fortresses and vibrant waterfront lined with cosy restaurants and cafés. Both towns offer a perfect combination of Mediterranean charm, delicious seafood, and stunning coastal scenery.

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The Property
Perched on a scenic hillside just two kilometres from the charming village of Capalbio, Property 10285 is an elegant stone-built residence that embodies the timeless beauty of the Tuscan Maremma. Built in the 1960s and fully renovated, the villa retains its original character while offering refined comforts and a unique sense of charm. Surrounded by nature and immersed in tranquillity, Property 10285 can host up to 16 guests in its 7 bedrooms with en-suite bathrooms, offering the ideal retreat for families or groups of friends.

The villa is set within a beautifully tiered garden of approximately 6,000 square metres, filled with Mediterranean trees and fragrant fruit plants—holm oaks, cork oaks, olive trees, pines, and cypresses. From this elevated position, guests can enjoy breathtaking views that stretch from the medieval rooftops of Capalbio to the Argentario Sea, with the silhouettes of Ansedonia and Giannutri on the horizon and the shimmering waters of Lake Burano below.

At the highest point of the garden lies a spectacular infinity pool (16 x 8 m), complete with its own changing room and bathroom. Nearby, a spacious pergola-covered gazebo and built-in barbecue area create the perfect setting for relaxed summer dining. A second gazebo, a ping pong table, and ample

parking further enhance the outdoor experience. Entry to the property is via a tree-lined drive and electric gate, ensuring complete privacy and ease of access.

Inside, the villa offers a welcoming atmosphere with tastefully furnished interiors that blend rustic elegance with understated style. The main house is spread over two floors and seamlessly connected to a charming annex. The sitting room and dining area are comfortable and well-equipped, with Wi-Fi available here and in the garden. Six of the bedrooms are air conditioned, ensuring a pleasant stay even during the warmer months, and four rooms enjoy direct access from the garden, ideal for those seeking extra independence.

The villa offers seven comfortable bedrooms, all with their own en-suite bathroom with shower. The layout includes five double rooms, two of which also feature an additional single bed, alongside two twin rooms, making the accommodation particularly flexible for both families and groups. A guest bathroom is also available for added convenience. Air conditioning is provided in six of the seven bedrooms, ensuring a restful night’s sleep even in the height of summer.

PHOTOS





























































