

Property 10475



Number of beds: 14
Bedrooms: 8

Pets Allowed
Dogs are allowed on request. Please note that pets are not allowed to climb onto beds and/or sofas.

Air Conditioning Throughout
Air conditioning not included in the rental price. To be paid according to consumption.

Air Conditioning In The Bedrooms
Air conditioning not included in the rental price. To be paid according to consumption.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Safe
One safe box available in the villa.

Crib

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
In the area you will find several wineries. For example, the villa is just 6 km from Fattoria delle Mortelle.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
South House:4 Bedrooms (2 double bedrooms, 1 twin room, 1 room with bunk beds) + 1 double bedroom (please read description).North House:3 Bedrooms (1

double bedroom, 2 twin rooms) + 1 double bedroom (please read description).Standard double beds.Please note that, when the villa is rented for ten guests, the rent includes four bedrooms of the South House (two double bedrooms, one twin room and one room with bunk beds) plus one double bedroom located on the ground floor of the North House. All other communal areas, bedrooms and bathrooms of the North House will not be available. The North House has three bedrooms plus the one bedroom which is rented with the South House when the villa is rented for ten guests.

Bath amenities
Initial supply.

Nearby
The villa is 4 km from La Terra di Nello, 8 km da La Trattoria Enrico Bartoloni, and 13 km da Encanto White. The pharmacy is about 6 km from the villa, in Castiglione della Pescaia. Coop supermarket is 5 km and the BPN bank is 6 km.

Parking Space
Parking space inside the property for up to 4 cars. Included in the rental price.

Table Tennis

Swimming Pool
5 x 14 m.Depth: 1,40 m.

Heating
Heating not included in the rental price. To be paid according to consumption.

High Chair

Housekeeping
Maid service:For 10 guests: included 3 hours per day, 5 days a week.For 14 guests: included 4 hours per das, 5 days a week.

Staff living on site
The vineyard manager lives in the property, about 5 minutes on foot from the villa, and is available in case of emergency.

Ceiling Fans

Countryside View

Lake View

Sea Views

Wi-Fi

Insect Screens

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

NEARBIES

Castiglione della Pescaia 7 Km, Sea 7 km

FEATURES

South House:

- 4 Bedrooms (2 Double Bedrooms, 1 Twin Room, 1 Room with Bunk Beds) + 1 Double Bedroom (Please read description)
- 5 Bathrooms + 1 Guest Bathroom
- Swimming Pool
- Fully-Equipped Kitchen
- Living Room with Fireplace
- Dining Room
- Furnished Veranda
- Terrace
- Laundry Room

North House:

- 3 Bedrooms (1 Double Bedroom, 2 Twin Rooms) + 1 Double Bedroom (Please read description)
- 4 Bathrooms
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- Veranda
- Garden
- Terrace





DESCRIPTION

Property 10475

Location and Surrounding Area

Located near the town of Castiglione della Pescaia, in the heart of the Grosseto Maremma, Property 10475 provides the perfect retreat for those seeking complete privacy and relaxation on the Tuscan coast. Surrounded by a lush private garden, Property 10475 is the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its splendid landscapes while soaking up the region's historical and cultural heritage.

The villa is 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. 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.

Elba captivates visitors with its crystal-clear sea, beaches and coves, quaint villages and marvelous wildlife. This remarkable scenery is shared with the six other small islands forming the Tuscan archipelago, one of the most fascinating corners of Italy. Spend your day in Portoferraio, Elba's main harbor, where you can visit ancient fortifications and the Palazzina dei Mulini, the house occupied by Napoleon during his exile. After lunch, walk to the San Martino villa, his summer residence.

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 on a hill with vineyards and olive trees right in the middle of the Maremma, whose natural park extends into the town's municipal territory. 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. From here, you can also explore the nearby Giglio Island.

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.

Property 10475 is 147 km from Pisa Galileo Galilei International Airport, 169 km from Florence Amerigo Vespucci International Airport, and 192 km from Leonardo da Vinci International Airport. Castiglione della Pescaia is 7 km from the villa, Grosseto is 21 km, Follonica is 27 km, Piombino is 54 km, Magliano is 55 km,Orbetello is 64 km,Porto Santo Stefano is 66 km,Porto Ercole is 70 km,Capalbio is 72 km,Cala Moresca is 72 km, Cala Piccola is 72 km, Siena is 94 km, Pisa is 151 km, Lucca is 172 km, Florence is 167 km.

The Property

Surrounded by vineyards and located just a few kilometers from the sea, Property 10475 provides the perfect retreat for those seeking complete privacy and relaxation near the Tuscan coast. Offering a tranquil atmosphere, this villa is made of two buildings which can be rented together or separately: South House with pool and North House. The South House has five rooms while the North House has four rooms. Please read the note at the end of the description for more details about the rental.

South House:

Offering a calm atmosphere, the South House boasts an exclusive swimming pool and a large poolside area furnished with comfortable sunbeds and deck chairs inviting guests to sit back and unwind. Near the pool you will find a covered area with outdoor shower and barbecue. The South House features five bedrooms with bathrooms spread over three floors connected by stairs. Please read the note at the end of the description for more details about the rental.

On the ground floor of the South House, you will find a generous living area with fireplace and a dining area which opens out onto a spacious veranda with al fresco dining and lounge area. Near the dining area, you will find a fully-equipped kitchen with oven, microwave, dishwasher and ice machine. On the ground floor you will also find a guest bathroom.

The ground floor houses a double bedroom with en-suite bathroom with tub. On the upper floor you will find: a double bedroom with terrace and en-suite bathroom with shower. On the lower floor you will find: a double bedroom with en-suite bathroom with tub; a twin room with en-suite bathroom with shower; a room with bunk beds and en-suite bathroom with shower, a laundry room and a bathroom with shower.

North House:

On the ground floor you will find a generous kitchen, living and dining area with access to a veranda with barbecue and the garden. On the same floor you will also find a twin room with en-suite bathroom with shower and a double bedroom with en-suite bathroom. On the upper floor you will find a double bedroom with panoramic terrace and private bathroom with shower; and a twin room with en-suite bathroom with shower. Please read the note at the end of the description for more details about the rental.

Please note that, when the villa is rented for ten guests, the rent includes four bedrooms of the South House (two double bedrooms, one twin room and one room with bunk beds) plus one double bedroom located on the ground floor of the North House. All other communal areas, bedrooms and bathrooms of the North House will not be available. The North House has three bedrooms plus the one bedroom which is rented with the South House when the villa is rented for ten guests.

PHOTOS








































