



# Property 1605885725



**Number of beds:** 8 + 2  
**Bedrooms:** 4 + 1

## Bathrobes and Slippers

Bathrobe available for each guest, included in the rental price. Please note that slippers are not available.


## Accessibility for people with reduced mobility

## Accessibility for people with disabilities

## Pets Allowed

Small pets allowed on request. For larger pets, please enquire prior to booking. Please note that pets are allowed at an extra cost.

 **Air Conditioning Throughout**  
Included in the rental price.

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

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Tennis Court**

 **Fibre Internet**

 **Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats

 **Dishwasher**

 **Washing Machine**

## Mattress sizes and bed dimensions

5 Bedrooms (4 Double Bedrooms + 1 Twin Room).



### Gym



### Parking Space

Covered parking space for 3/4 cars. More cars can be parked inside the property. Electric gates. Included in the rental price.



### Swimming Pool

Approx. 10 x 3 m. Depth: 1,80 m.



### Heating

Included in the rental price.



### Cook Service

1 Cook (available from 9:00 am to 3:30 pm and from 5:00 pm to 11:00 pm; available from Monday to Saturday). Included in the rental price (cost of food and beverages not included).



### Housekeeping

3 Maids (available from 9:00 am to 3:30 pm and from 5:00 pm to 11:00 pm; available from Monday to Saturday). Included in the rental price.



### SPA

SPA with sauna and gym equipment on the lower ground floor. A gym with Technogym equipment is available approx. 100 meters from the villa, inside the property. Use of the sauna and the gym.



### 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

Villa Sofia is 128 km from Leonardo da Vinci International Airport, 198 km from Florence Amerigo Vespucci International Airport and 204 km from Pisa Galileo Galilei International Airport. Capalbio is about 2 km from the villa, Orbetello is 22 km, Magliano is 22 km, Porto Ercole is 28 km, Porto Santo Stefano is 34 km, Cala Moresca is 40 km, Cala Piccola is 40 km, Saturnia is 45 km, Grosseto is 49 km. The villa is near the center of Capalbio, where all the necessary services can be easily found.

## FEATURES

- 5 Bedrooms (4 Double Bedrooms + 1 Twin Room)
- 5 Bathrooms En-Suite Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Outdoor Lounge Area
- Outdoor Dining Area
- Garden
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- Winter Garden
- Drawing Room
- Cinema Room
- Gym
- Relaxation Room
- Sauna
- Laundry Room
- Nearby Tennis Court (On Request)



# DESCRIPTION

Property 1605885725 - CAPALBIO

5 Bedrooms

Location and Surrounding Area

Property 1605885725 sits on top of a hill covered in olive groves, overlooking vast plains of wheat fields and vineyards that stretch for miles until reaching the sea. Nestled at the southern border of Tuscany, it is a special spot where the scenic Tuscan countryside meets the blue waters of the Mediterranean. Located in Capalbio, just 12 km from the spectacular coast, this elegant four-bedroom villa is ideally located to explore the region's cultural highlights and most spectacular natural wonders.

Property 1605885725 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. Some of the places in the surrounding area are the historic center of Capalbio, the towns of Porto Ercole and Santo Stefano, the Etruscan city of Tuscania and Tarquinia, the thermal baths at Saturnia, the Valle D'Orcia, and the medieval jewels of Siena, Montalcino and Montepulciano.

The villa is located near the heart of 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.

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.

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The Property

Set on a hill covered in olive groves, Property 1605885725 provides the perfect retreat for those seeking complete privacy and relaxation in Southern Tuscany. Surrounded by a lush garden, this elegant villa boasts an exceptional swimming pool, a SPA and a cinema room. Offering a tranquil atmosphere, Property 1605885725 can comfortably accommodate up to ten guests (eight guests plus two guests) featuring five bedrooms (four double bedrooms and one twin room) with en-suite bathroom spread over three floors.

Immersed in a beautiful garden, this elegant villa boasts a magnificent swimming pool and a paved poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind. Offering a calm atmosphere, the poolside area represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation. The garden also features two generous al fresco dining areas, one in the shade of a pergola, and a covered lounge area with comfortable sofas for relaxing and socializing.

Flooded with natural light, the ground floor of the villa boasts a spacious living room with comfortable sofas and armchairs with plenty of seating. On the same floor you will also find a generous and bright dining room with a large table and an elegant chandelier, and a fully-equipped kitchen with all the amenities you might need during your stay. The ground floor also houses three comfortable double bedrooms with en-suite bathroom – one with tub, one with shower, and one with both tub and shower.

Accessed by a short flight of steps, the first floor houses a comfortable twin room with en-suite bathroom with tub. On the lower ground floor, you will find an exclusive cinema room and an exceptional wellness area with sauna and massage room. On the same floor you will also find an exclusive gym: fitness lovers will be able to keep up with their workout regimen without leaving the comfort of their own villa. The lower ground floor also houses a guest bathroom and an additional bedroom with en-suite bathroom.

Property 1605885725 also boasts a drawing room, a winter garden, a laundry room, and air conditioning in all the bedrooms. Every detail of the villa is the result of long and careful research: each piece of furniture has been designed by the best Italian artisans and the art collection is part of a groundbreaking project that promotes female artists. At the same time, great care was taken to ensure that the villa offers all the comforts with the integration of the latest technology. Please note that there is a nearby tennis court which is available on prior request at no extra cost.

PHOTOS









