

Property 1708344388



Number of beds: 12 + 2
Bedrooms: 7

Accessibility for people with reduced mobility

Pets Allowed
No extra costs or size restrictions apply.

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Crib

Stereo system and DVD

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The villa is located 13 km from Cantina Pepi Lignana of Fattoria il Casalone.

The maximum distance from the city centre is 1.5 km
The villa is located 950 metres from the centre of Borgo Carige.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

Main Villa:Ground floor:1 double bedroom (13 sqm) with 180x200 cm bed (can be converted into two single beds).1 double bedroom (10 sqm) with 160x200 cm bed.1 double bedroom (13 sqm) with 180x200 cm bed.Lower ground floor:1 double bedroom (13 sqm) with 180x200 cm bed (can be converted into two single beds). Dépendance:1 double bedroom (16 sqm) with 180x200 cm bed (can be converted into two single beds).1 double bedroom (13 sqm) with 180x200 cm bed.1 bedroom (10 sqm) with bunk beds (90x200 cm).All mattresses are 25 cm thick.

Nearby

The villa is located 4 km from Capanna del Circolo Sant'Irma, 6 km from Le Chicche di Capalbio "da Maria," and 12 km from Ristorante Fontanile.

Parking Space

Parking for 6 cars, shaded by a pergola. Included in the price.

Swimming Pool

15 x 4 m.Depth: 1,40 to 2 m.

Heating

Ducted heating. Included in the price.

High Chair

Smart TV

Pool Table

Satellite TV

Countryside View

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 Arborea is 56 km from Grosseto Airport, 194 km from Perugia San Francesco d'Assisi Airport, 209 km from Florence Airport, 117 km from Rome Fiumicino Airport, and 209 km from Pisa International Airport. The villa is 6 km from Capalbio, where you can easily access all the necessary services, Orbetello is 19 km, Montalto di Castro is 22 km, Magliano in Toscana is 28 km, Monte Argentario is 29 km, Manciano is 32 km, Scansano is 40 km, Pitigliano is 51 km, Grosseto is 55 km, and Siena is 128 km.

FEATURES

Main Villa:

- 4 Double Bedrooms
- 3 Bathrooms (2 En-Suite + 1 External)
- Fully-Equipped Kitchen
- Generous Living Area
- Formal Dining Room
- Cosy TV Room
- Cinema Room
- Laundry Room

Dépendance:

- 2 Double Bedrooms + 1 Room with Bunk Beds
- 2 Bathrooms (1 En-Suite + 1 External)
- Living Area

- Saltwater Swimming Pool
- Furnished Poolside Area
- Manicured Private Garden
- Outdoor Lounge and Dining Area
- Covered Parking Area (for 6 Cars)





DESCRIPTION

Property 1708344388 - CAPALBIO

7 Bedrooms

Location and Surrounding Area
Property 1708344388 enjoys an excellent location near the charming town of Capalbio, in the province of Grosseto. This picturesque area of southern Tuscany is known for its unspoiled landscapes, historic villages, and cultural heritage. The villa is close to the pristine beaches of the Tyrrhenian Sea and the rolling hills of the Tuscan countryside. Its proximity to Capalbio provides easy access to local restaurants, artisan shops, and the town's medieval architecture, making it the perfect base for a memorable Tuscan getaway.

Known for its beauty and history, Capalbio is a charming hilltop town in Tuscany. With its medieval walls and cobbled streets, it offers stunning views of the surrounding countryside and coastline. The town's historic centre features the Renaissance Church of San Nicola and quaint squares. A must-see is the Tarot Garden, an open-air art park created by artist Niki de Saint Phalle. With its scenery, delicious local food, and proximity to the sea, Capalbio is a perfect blend of culture, art, and natural beauty.

Nestled between two lagoons on the Tyrrhenian coast, Orbetello is a beautiful town with a rich history and scenic charm. Known for its unique location, surrounded by water, and connected to the mainland by a narrow strip of land, Orbetello offers picturesque views and a peaceful atmosphere. The historic centre is a delightful maze of narrow streets, piazzas, and elegant buildings, with highlights such as the Church of San Girolamo and the Spanish Fort.

Monte Argentario, a stunning coastal promontory in southern Tuscany, is renowned for its breathtaking landscapes and crystal-clear waters. The area is dotted with seaside villages like Porto Santo Stefano and Porto Ercole, each offering a blend of traditional Mediterranean charm and vibrant harbour life. The promontory is perfect for nature lovers, with scenic trails, secluded coves, and cliffs. Monte Argentario also boasts several beautiful beaches, ideal for swimming, sunbathing, and water sports.

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The Property
Nestled in the countryside of Capalbio, Property 1708344388 is a luxurious retreat offering unparalleled comfort. The villa spans 400 square metres, complemented by a lush garden of 4,000 square metres. With its refined design and modern amenities, it promises an unforgettable stay in one of Tuscany's most charming regions. Property 1708344388 features 7 bedrooms: 4 in the main villa and 3 in the dépendance, including one with bunk beds ideal for younger guests, accommodating up to 12 adults and 2 children in total.

The villa's outdoor spaces are a true highlight, designed to inspire relaxation and enjoyment. A spectacular saltwater swimming pool (15 x 4 metres) invites guests to indulge in refreshing swims, while the manicured garden provides ample space for leisure and al fresco gatherings. A covered parking area accommodates up to six cars, ensuring convenience and security. Located just five minutes by car from the sea, the villa offers the perfect blend of coastal charm and countryside tranquillity.

Main Villa:
The villa spans three levels. The ground floor has three double bedrooms and two bathrooms (one en-suite with a bathtub and shower, the other with a shower and external to the bedroom), a spacious living

area, a formal dining room, and a fully-equipped kitchen. The first floor offers a cosy TV room, while the lower ground floor includes a double bedroom with an en-suite shower room, a cinema, and a laundry. Three of the four bedrooms, including the one on the lower ground floor, can be arranged as twin rooms on request.

Dépendance:
The detached annex is an exceptional addition, offering a self-contained space ideal for larger groups or families seeking extra privacy. Located just 10 metres from the main villa, the dépendance includes two double bedrooms, a charming room with bunk beds better suited for two children, and two modern bathrooms with showers (one en-suite to a double bedroom and the other external). A spacious and inviting living area, thoughtfully designed for relaxation, completes this stylish residence.

PHOTOS

















































