



# Property 425



**Number of beds:** 13  
**Bedrooms:** 6



## Private Beach Access

The villa's guests have an exclusive access to a private and fenced beach with beach cabana and parking space. Please note that the beach is about a 12-minute drive from the villa.

## Pets Allowed

The villa is pet friendly.



## Air Conditioning Throughout

Air conditioning not available in the kitchen and in the laundry room. Air conditioning not included in the rental price.



## Air Conditioning In The Bedrooms

Air conditioning not included in the rental price.



## Hair Dryer In The Bathrooms



## Dryer

## Safe

One safe box available in the property.

## Crib

## Available For Events

On request, the villa is available for events indoors and outdoors.



## Stereo system and DVD



## 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 in Castagneto Carducci, just a few kilometers from the Bolgheri wine area.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

Under construction.



Parking Space

Parking space inside the property for up to 15 cars.



Swimming Pool

14,70 x 6,70 m. Depth: 1,00 to 2,40 m.



Heating

Radiators. Not included in the rental price.

High Chair



Satellite TV

Ceiling Fans



Countryside View



City Views



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

Florence 1,5 hours Volterra 1 hour Siena 1,5 hours San Gimignano 1,5 hours Pisa 1 hour Rome 2,5 hours  
Populonia 30 minutes Isola d'Elba (ferry from Piombino) 20 minutes Lucca 2 hours Livorno 1 hour

## FEATURES

- 6 Bedrooms
- 6 Bathrooms
- 2 Staff bedrooms with bathroom
- Air Conditioning in the bedrooms
- Swimming pool with sun-beds and sun-umbrellas
- Garden
- Fireplaces
- Equipped kitchen with dishwasher and freezer
- 2 Refrigerators
- Laundry room
- Sat TV and DVD
- Internet access
- At the beach guests have the use of a bathing hut with tables and chairs, a shower and changing cabins
- Central heating



# DESCRIPTION

## *Property 425 – Castagneto Carducci – Tuscany Coast*

*6 Bedrooms (4 double, 1 twin, 1 triple with bunk-beds) - Pool*

This villa is located on the most prominent location in Castagneto Carducci. This house is a 16th Century country style residence owned by one of Italy's oldest and most preeminent families. Restored for today's most discerning traveller, all modern amenities are available to ensure complete comfort and to guarantee any family the most perfect vacation in Tuscany. It is located less than one hour away from Pisa airport, on a small hill near the town of Donoratico on the Tuscan coast, 10 minutes away from the sea. Aside from the swimming pool (46x20 feet), which has a separate hut, sun-beds, umbrellas and a table for lunch(if required) at the end of the garden, guests have access to the beach which is reached through the owners own private property which runs right to the coast. At the beach guests have the use of a bathing hut with tables and chairs, a shower and changing cabins.

Accommodation Ground floor: entrance hall; dining room (seats up to 24) with fireplace; large library with fireplace; drawing room; double bedroom with shower room; double bedroom (staff) and single room (staff) with bathroom; large kitchen with breakfast area and fireplace; ironing room and utility.

First floor: double bedroom with walk in cupboard and bathroom en-suite; double bedroom with walk in cupboard and bathroom en-suite; double bedroom with shower room en-suite; twin bedroom with walk in cupboard; bathroom.

Second floor (tower): Children's bedroom with bunk-beds and one other bed (sleeps 3) with shower room en-suite.

Also included is: hot water and central heating; dishwasher and washing machines; two refrigerators; freezer; TV with satellite; DVD and internet access.

Two additional bedrooms locked on first floor for the owner's personal effects. Maximum occupancy allowed is 12, excluding staff.

In Donoratico, the local village (2 miles away), there is a train station, a post office and a variety of shops such as: supermarkets, chemists, hairdressers, newsagents, florists, shoe-shops, beach equipment, pastry shops etc. There are several doctors, a physiotherapy clinic and there is a good hospital in Cecina (about 12 miles away), which also has an A&E department.

Distances (BY CAR): Florence 1,5 hours, Volterra 1 hour, Siena 1,5 hours, San Gimignano 1,5 hours, Pisa 1 hour, Rome 2,5 hours, Populonia 30 minutes, Isola d'Elba (ferry from Piombino) 20 minutes, Lucca 2 hours, Livorno 1 hour.

# PHOTOS





