

Property 425



Number of beds: 13
Bedrooms: 6

Private Beach Access
The villa's guests haveÂ 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 Gimigniano 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 Batrhooms
- 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 unsure 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 Gimigniano 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



































