



## Property 10190



**Number of beds:** 10

**Bedrooms:** 5



**Air Conditioning Throughout**

Included in the rental price.



**Air Conditioning In The Bedrooms**

Included in the rental price.



**Hair Dryer In The Bathrooms**



**Dryer**



**Barbecue**



**Fireplace**

**Crib**



**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 just a stone's throw from Cantina Monteverro and Cantina Montauto.



**Dishwasher**



**Washing Machine**

**Mattress sizes and bed dimensions**

5 Double bedrooms (for up to 10 guests). Three king-size beds and two queen-size beds. Ground floor: 1 Double bedroom with king-size bed, private bathroom

with tub.1 Double bedroom with queen-size bed, en-suite bathroom with large shower.First floor:1 Double bedroom with queen-size bed inside a mini suite with private terrace and en-suite bathroom with tub/shower.2 Double bedrooms with king-size bed sharing a bathroom with large shower.

## Bath amenities

Initial supply.

## Nearby

The villa is about 4 km from restaurants, bars and all the necessary services.



## Gym



## Parking Space

Covered parking inside the property for 4 cars indoors and at least three outdoors. Included in the rental price.



## Table Tennis



## Swimming Pool

8 x 16 m.Depth: 2,50 m.Outdoor pool heating available on request at an extra cost.



## Indoor Pool

4 x 11 m.Depth: 1,60 m.Indoor pool heating available on request at an extra cost from October to May (pool open from 9:00 am to 7:00 pm; please note that this service must be requested at least 30 days in advance).



## Heating

Heating with radiators. Not included in the rental price, available on request at an extra cost.



## Heated Pool

Outdoor pool heating available on request at an extra cost.Indoor pool heating available on request at an extra cost (please note that this service must be requested at least 30 days in advance; the pool is open from 9:00 am to 7:00 pm, from October to May).

## High Chair



## Cook Service

Daily cook service (from Monday to Saturday) for breakfast (from 9:00 am to 10:30 am) and lunch (from 12:00 pm to 1:30 pm) + three dinners of your choice (from 7:00 pm to 9:00 pm); cost of food and beverages not included (the days in which to prepare the three dinners will be chosen by the guests and communicated to the cook). Included in the rental price.



## Housekeeping

Daily housekeeping (from Monday to Saturday, from 9:30 am to 1:00 pm; please note that on August 15th the staff is off for national holiday). Included in the rental price.

## 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 Carige is 118 km from Leonardo da Vinci International Airport, 206 km from Florence Amerigo Vespucci International Airport, and 212 km from Pisa Galileo Galilei International Airport. Capalbio is approximately 6 km from the villa, Orbetello 22 km, Magliano 30 km, Porto Ercole 28 km, Porto Santo Stefano 33 km, Cala Moresca 39 km, Cala Piccola 38 km, Saturnia 44 km, and Grosseto 57 km. The villa is conveniently located near the centre of Capalbio, where all necessary services are easily accessible.

## FEATURES

- 5 Double Bedrooms
- 4 Bathrooms
- Outdoor Infinity Pool (Heated, Extra)
- Indoor Pool (Heated, Extra)
- Spacious Open-Plan Living Areas
- Elegant Dining Area
- Sunken Lounge Area
- Fully-Equipped Gym (Technogym)
- Breathtaking 4-Sided Fireplace
- Pool Table
- Large Library
- Home Theatre with Curved-Screen TV and Surround Sound
- Organic Vegetable Garden
- Expansive Gardens with Olive Trees, Cork Trees, and Fragrant Herb Bushes
- Outdoor Patio with Comfortable Sofas
- Outdoor Kitchen with Barbecue
- Outdoor Dining Area
- Shaded Play Area with Table Tennis and Pinball Machine
- Feature Fountain
- Verandas with Access to the Garden
- Alarm System





# DESCRIPTION

Property 10190 - CAPALBIO

5 Bedrooms

## Location and Surrounding Area

Surrounded by gently rolling hills, Property 10190 is the ideal choice for a luxurious, stress-free vacation in the Tuscan countryside. Located near Capalbio, a beautiful hilltop town in Maremma, this five-bedroom villa offers a perfect blend of comfort and style. Immersed in the stunning Tuscan landscape, it is ideally situated to explore the region's cultural highlights and natural wonders. Additionally, the villa is just a 15-minute drive from the coast, offering guests the best of both worlds.

Property 10190 serves as the perfect base for unforgettable day trips to some of Tuscany's most beautiful towns, providing a unique opportunity to admire its splendid landscapes while soaking in the region's historical and cultural heritage. Nearby attractions include the historic centre of Capalbio, the towns of Porto Ercole and Santo Stefano, the Etruscan cities 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 close to the heart of Capalbio, an enchanting town perched atop a hill blanketed in Maremma brush. Known for its elegance, Capalbio has become a sought-after holiday destination for the elite, drawn by its charming streets and the ancient castle that overlooks the valley below. Orbetello, nestled on a narrow strip of land stretching through the lagoon of the same name, is known for its fishing trade, aided by the shallow waters of the lagoon.

The villa is just a few kilometres from Magliano, renowned for its delicious Morellino di Scansano wine. This picturesque medieval town sits atop a hill surrounded by vineyards and olive groves in the heart of Maremma, whose natural park extends into the town's territory. The nearby seaside resort of Porto Santo Stefano, overlooking the northern side of the peninsula, boasts a popular promenade and port, with opportunities to explore the nearby Giglio Island.

Property 10190 is 118 km from Leonardo da Vinci International Airport, 206 km from Florence Amerigo Vespucci International Airport, and 212 km from Pisa Galileo Galilei International Airport. Capalbio is approximately 6 km from the villa, Orbetello 22 km, Magliano 30 km, Porto Ercole 28 km, Porto Santo Stefano 33 km, Cala Moresca 39 km, Cala Piccola 38 km, Saturnia 44 km, and Grosseto 57 km. The villa is conveniently located near the centre of Capalbio, where all necessary services are easily accessible.

## The Property

Set on six acres of land on the hills of Capalbio in the Tuscan countryside, Property 10190 provides an idyllic retreat for those seeking complete privacy and relaxation in southern Tuscany. Surrounded by a sprawling garden, this elegant villa boasts a fully-equipped gym and two swimming pools – an outdoor infinity pool and a heated indoor pool. Offering a serene atmosphere, Property 10190 can comfortably accommodate up to ten guests in five double bedrooms, split over two floors.

Immersed in a beautiful garden, this elegant villa boasts a magnificent infinity pool and a tranquil poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. The pool perfectly blends with the surrounding garden, with a handcrafted stone wall and wooden decking encircling it. Guests can enjoy a dip before relaxing on the sun loungers, taking in panoramic views of the rolling hills. Offering a calm atmosphere, the poolside area is an idyllic spot for basking in the sun.

Olive trees, cork trees, rows of cypress, holly oaks, and fragrant herb bushes can be found in the expansive gardens. Additionally, the villa has a gorgeous organic vegetable garden that supplies most of the fresh produce. Comfortable sofas line a generous patio, which also features an outdoor kitchen with barbecue and a large dining table for al fresco meals. The patio behind the villa features a shaded play area with table tennis, a pinball machine, and a beautiful feature fountain.

The open-plan design indoors creates generous spaces for lounging and socialising, with light flooding in through large French doors. The breathtaking fireplace, open on all four sides, serves as the room's main focal point. The sunken lounge is on one side, perfect for relaxing with a good book and a glass of



local wine, while the pool table and elegant dining area are on the other. A second living room features a large library and a home theatre with a curved-screen TV and surround sound.

The villa boasts a spacious, country-style kitchen that is fully furnished with all modern conveniences and features a beautiful wooden breakfast table. Before taking a leisurely dip in the indoor pool, guests can keep up with their fitness routine in the well-equipped Technogym on the lower ground floor. The five double bedrooms are all tastefully furnished and offer panoramic views. The five bedrooms are split across the ground floor and the first floor.

The ground floor features two bedrooms: a double bedroom with a king-size bed and a private bathroom with a bathtub; and a double bedroom with a queen-size bed and an en-suite bathroom with a large shower. Both of the ground-floor bedrooms have verandas and easy access to the garden. On the first floor, you will find three bedrooms: a double bedroom with a queen-size bed, private balcony, and an en-suite bathroom with a bathtub/shower; and two double bedrooms with king-size beds sharing a bathroom with a large shower.

PHOTOS



























