



## Property 10260



**Number of beds:** 14

**Bedrooms:** 7



### Private Beach Access

The villa has exclusive access to a private fenced beach with cabana and parking space. The beach is about a 12-minute drive from the villa.

### Pets Allowed

The villa is pet friendly.



### Air Conditioning Throughout

Air conditioning available throughout the villa except in the kitchen. Included in the rental price.



### Air Conditioning In The Bedrooms

Air conditioning available in five of the seven bedrooms. Included in the rental price.



### Hair Dryer In The Bathrooms



### Tennis Court

### Crib

### Available For Events

On request, the villa is available for outdoor events.



### 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 in the Bolgheri wine area, just a stone's throw from the most famous wineries.

### Mattress sizes and bed dimensions

7 Bedrooms (for up to 14 guests). Ground Floor:- Double bedroom with queen-size bed (or twin room) with en-suite bathroom with shower. First Floor:- Double

bedroom with king-size bed and en-suite bathroom with tub.- Double bedroom with queen-size bed and en-suite bathroom with tub.- Double bedroom with queen-size bed and en-suite bathroom with tub.- Twin room (can be converted into a double bedroom with queen-size bed) and shared bathroom with tub.- Twin room (can be converted into a double bedroom with queen-size bed) and shared bathroom with tub.- Double bedroom with queen-size bed and en-suite bathroom with shower.



### Parking Space

Parking space for up to 10 cars inside the property.



### Swimming Pool

11 x 6 m.Depth: 1,20 to 3,00 m.



### Heating

Convectors.Included in the rental price.

### High Chair



### Cook Service

Cook service available for lunch and dinner.



### Housekeeping

Daily housekeeping. Included in the rental price.Weekly (once a week) change of bed linen and bath towels.Daily change of pool towels.During the day, one staff member will be always available.



### Staff living on site

â€ˆA two-bedroom apartment dedicated to the staff is part of the villa. It has its own and separate entrance.Please note that at least one member of staff will stay overnight and that at least one member of staff 24/7, therefore there is no need for alarm settings.



### Satellite TV

### Ceiling Fans



### Countryside 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

Cecina 14,7 km Livorno 68,5 km Pisa 76,6 km Lucca 95,3 km Siena 99,9 km Firenze 125 km Firenze Airport 126 km

## FEATURES

- 7 Bedrooms (6 double, 1 single)
- 6 Bathrooms
- 1 Staff apartment
- Tennis Court
- Swimming pool with sun-beds
- Garden furnished with outdoor dinner table
- Large terraced porch furnished with lounge areas and a dining area for al fresco dinner
- Air conditioning and heating in the bedrooms
- Laundry room
- Equipped modern kitchen
- Sat TV and WI-FI internet connection
- Alarm system



# DESCRIPTION

## Property 10260 - BOLGHERI

### 7 Bedrooms

### Location and Surrounding Area

Property 10260 is a modern 7 bedrooms high end property located in Western Tuscany, along the coast of the Upper Maremma, an area noted for its Granducal history. The estate, bordering the village of Bolgheri, is set among the hills of Bibbona, in a highly-acclaimed wine, wellknown for its Supertuscans. Castles and watch towers, surrounded by lush forests, frame olive groves and vineyards that reach down to the Tyrrhenian Sea. The Island of Elba, just off the coast and facing the estate, offers protection from strong sea winds.

The property dates back to the early 800's and it has been modernized recently by the new owner. The house is at 10 min. to the coast, perched on the hills of the Castegneto countryside overlooking the Cecina Valley. The house offers beautiful 360 degree views of rolling hills, expansive forests, but it is not isolated from the rest of the world.

Property 10260 is twelve minutes from a long sandy beach.

The garden was originally designed by a famous garden architect in the early 80's. The villa lies in the middle of a 15 hectare estate (35 acres) and offers 360 degree panoramic views over the breath-taking countryside and out to the Mediterranean Sea till the Elba Island and Corsica, when the air is completely clean. It is centrally located to explore the region, less than an hour's drive from Pisa's international airport, between the castle towns of Catagneto Carducci and Bolgheri, near the port city of Livorno. A private tennis courts and a private pool ( 6 m X 11 m ) are the perfect addition to an already perfect garden. The pool area is fully furnished as also the garden and the porch that runs on a side of the house where are outdoor lounge areas and a dinner table which seats up to 15 persons.

The current owner is an important art and antique collector, and personally sourced and selected the sought furniture, dècor elements and striking art pieces, enhancing this luxury retreat's welcoming atmosphere with ultimate elegance and perfect taste.

Property 10260 painted in the characteristic red of Tuscan farmhouses preserves its true ancient charm, rising atop a small hill is divided on 2 levels. The villa has 7 bedrooms (6 double and a single). On the Ground Floor there is a large and open living room stylishly furnished with contemporary furniture and original antiques. There is a nice round dining area with a table seating twelve people. The living & dining room takes the most part of the ground floor of the house and opens on to a large terraced porch furnished with lounge areas and a dining area for al fresco dinner. The dining room table can sit up to 12 guests. There is a well equipped modern kitchen, and laundry room. The kitchen has access to the gardens and adjoining cloak room. There is also a guest bedroom with a single bed. Located on the ground floor there is also a powder room.

A short flight of stairs leads to the second floor. There are 6 double bedrooms on the this level. There are four bedrooms with en suite bathrooms and the remaining two bedrooms share a bathroom. The second floor features two wide master suites with King sized beds and their own en suite bathrooms. There are another two bedrooms with en suite bathrooms which can be configured as either king sized beds or two separate twin beds. There are two additional bedrooms with twin beds, which can be put together to form matrimonial beds. These bedrooms share a communal bathroom.

All bedrooms are complete with air conditioning and heating units.

A separate apartment on the ground floor with access in the back, accommodates the full time staff. The staff is included in the rental of the property: professional cook, two maids and a gardener for the grounds and pool maintenance on a daily basis.

WIFI through out the house, alarm, all new bathrooms and electrical system.

The house has been completely refurbished, all new textiles, linens, furniture (antique and modern ).

The rental of the property includes the use of a beachfront cabana with locker room, shower and large picnic table. This is a very exclusive cabana, not a public beach club but one of the most exclusive beachfronts in Italy. Free parking as well is included in the beachfront cabana. The distance from the house to the beach is roughly a 12 minute drive.

Distances: Pisa 55 minutes, Grosseto (for private arrivals only) 60 minutes, Florence 90 minutes, Rome 135 minutes.



PHOTOS









