



## Property 10285



**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 15

**Bedrooms:** 8

## NEARBIES

Orbetello 24,8 km Porto Ercole 30,4 km Grosseto 60,4 km Civitavecchia 59,8 km Rome Airport Fiumicino 127 km Rome 128 km Florence 200 km

## FEATURES

- 3 Double bedrooms with en suite bathrooms
- 1 Twin bedroom with en suite bathroom
- Sitting room
- Dining room
- Kitchen
- Powder room
- Annexe 1 - 2 Double bedrooms (plus 1 extra single bed) with en suite bathrooms
- Annex 2 - 1 Double bedroom, 1 Single bedroom, 1 Shared bathroom
- Wi-Fi
- Washing machine
- Dishwasher
- Satellite TV
- DVD player
- Jacuzzi
- Infinity swimming pool
- Changing room
- Large gardens



# DESCRIPTION

## Property 10285 - CAPALBIO

### 8 Bedrooms - Pool

#### Location and Surrounding Area

Property 10285 is a gorgeous, modern Tuscan home located near the sea in the spectacular scenery of the Maremma. This area of coastal Tuscany has been an elite destination for years and the backdrop of rolling hills and olive groves set against the azure waters of the Mediterranean has a calming effect on both body and soul. If you're really lucky, you'll get to see some of the indigenous wild horses galloping along the beach at sunset. The Maremma is also famous for its butteri, Tuscan cowboys who, until recently, drove the Maremma cattle on horseback. They do, however, still saddle up and ride for festivals and special occasions.

The village of Capalbio has a pretty historical centre, ideal for meandering around and offers all of the necessary services such as local shops, bars and banks and the rolling hills around Capalbio produce some very fine DOC red, white and rosé wines, including the famous dessert Vin Santo wine. The nearby Monte Argentario area is surrounded by splendid beaches, enchanting sandy coves and flat rocks, which are perfect for sand-free sunbathing and snorkelling. Cala Piccola is one such delightful little bay with pebbles and turquoise water. Some of the other beaches are accessible by car, some by foot and some only via boat. For example, there is the 7km long natural stretch of La Feniglia sand dunes with fine sand leading down to the sea, the picturesque pebbly Cala del Gesso or the Pozzarello beach with easy its access from the road, bars and restaurants. The seven islands of the Tuscan Archipelago Elba, Giglio, Capraia, Montecristo, Pianosa, Giannutri and Gorgona are within relatively easy reach and also make for a delightful day out.

The Argentario golf course is in a beautiful area only five minutes away from the Nature Reserve of La Feniglia sand dunes and hosts some of the most important golf tournaments in Tuscany and Italy. It was designed by the architect David Mezzacane and the professional golfer Balsovino Dassù and opened in 2006. It has a panoramic 18-hole course, which is certified organic eco-compatible and all of the products used in maintaining the golf course are completely natural. In addition to the wonders of the course itself, the Argentario Golf Academy also boasts a staff of experienced professionals and a TrackMan IIIe simulator for swing analysis.

Property 10285 is about an hour and a half's drive from Fiumicino international airport near Rome and 50 km from Grosseto. The closest beach is only 4 km away and the famous "Ultima Spiaggia" is only about 10 minutes away in the car. The stunning scenery of the Argentario and its beautiful coves are about 20 minutes away.

**The Property.** Property 10285 has its own refined, contemporary style and sleeps up to 15 guests between the main house and the two suites on the ground floor. Both of these suites have independent access to the gardens. A flight of steps leads you from the parking area to the front door of the main house. You'll find a double bedroom and a twin bedroom, both with en suite bathrooms on the second floor and a lovely big sitting room with a wood beamed ceiling and a fireplace. There are two further double bedrooms with en suite bathrooms down on the first floor. The kitchen is fully equipped with everything you might need to cook up some delicious Tuscan meals or why not treat yourself and get a private chef in to do all of the hard work? You can choose to eat your meals in the dining room or outside on the furnished terrace area. There is a barbecue nearby for perfecting your al fresco Tuscan steaks.

The first annexe has two double bedrooms with en suite bathrooms including a jacuzzi and one of these doubles has an extra single bed. The second annexe offers a double bedroom and a single bedroom, which share the same bathroom with another jacuzzi.

The gardens are set on various levels and are a joy to behold with pretty views out across the Mediterranean and the islands. The infinity pool seems to melt into the horizon as you lay back in the water and relax in the sun. The poolside area is fully furnished with sun beds and umbrellas and there is a handy changing room nearby.

# PHOTOS















