



## Property 10325



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

**Number of beds:** 16

**Bedrooms:** 8

## 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

- 8 Bedrooms (7 double/twin, 1 with bunk-bed)
- 8 Bathrooms
- Semi-private beach with a cabana, a shaded area and plenty of comfortable sun beds at 400 m
- Garden plenty of paths for long strolls, horseback and bicycle
- 2 Fireplace
- Enormous semi-professional modern kitchen
- A second full kitchen
- Dishwasher
- Laundry room with washing machine
- Internet via USB key
- Sat TV
- DVD
- BBQ
- Linen change once a week
- Towel change, once a week
- Maid service 7 days a week
- Breakfast included
- Tennis Court available on request



# DESCRIPTION

## ***Property 10325 – Bolgheri – Tuscany Coast***

***8 Bedrooms (7 double/twin, 1 with bunk-bed) – 400 m. to the beach***

Property 10325 is a modern seaside Villa decorated in high Italian design with a semiprivate beach just a few meters away. It is located on The Tyrrhenian sea just a 15 minute drive from the Medieval town of Bolgheri the epicenter of the Super Tuscan wine terroir.

The property resides within an enormous private estate guaranteeing full privacy and tranquillity plenty of paths for long strolls, horseback and bicycle riding through the vibrant pine forest you'll share with native deer, rabbits, pheasants and the occasional wild boar. The beach is just a stones throw away furnished with a cabana, a shaded area and plenty of comfortable sun beds. There is also tennis with an artificial court for your use available on request.

The Villa is a part of a larger estate famous worldwide for its precious Supertuscan wines. Therefore we can arrange private views of the vineyards and its cellars and unforgettable wine tastings.

In case you need more bedrooms in the same estate is available on request a cottage with its own garden (Property 10325 Piccola), consisting of a double bedroom, a living room, a single bedroom and a loft with 4 "tatami" beds for kids.

<https://www.italianstylevillas.com/villas/Maremma-and-Argentario/Villa-Le-Dune-Piccola/>

A large garden runs all around the property, with lawns, pine trees and all the typical plants of Mediterranean flora.

The rooms are gracious and common spaces are open and airy, furnished with clean modern lines and smooth surfaces. All bedroom windows are screened, there is a porch for comfortable outdoor dining and a full time staff consisting of a maid, a gardner plus for an extra charge an experienced cook to make your stay a true vacation!

Ground floor: Enter the east wing through dramatic french doors from the garden into a large open space with a double floor living room ceiling a central fireplace and a second floor balcony around the perimeter. To the right you will find a large formal dining room seating up to 16 guests comfortably, followed by a cosy breakfast room and into the enormous semi-professional modern kitchen. Back to the foyer you will find a closet, a powder room and the laundry room. Continuing further on there is a nice den/TV room leading into a double bedroom with walk-in closet and en-suite bathroom with shower/tub. The west wing of the ground floor has more common space rooms featuring a double living room, a nice dining room and a second full kitchen. An internal stairway leads to the upper floor.

Upper floor: Accessible from the east wing via an open stairway from the central living room up to the wraparound balcony that then opens into the bedroom area.

There are two double bedrooms and two twin bedrooms (each can be converted into a double) each with their en-suite bathroom two with tub and two with shower. The double bedrooms also have a walk in closet each. The west wing features a double bedroom with en-suite bathroom with tub, a children's bedroom with bunk beds and a bathroom with tub in the hall, and further on another double bedroom with en-suite bathroom with shower.

Driving Distances: Pisa airport 72 km, Siena 101 km, Florence 120 km. Local Distances: Beach 8 min walk, Sassicaia Winery 10 min, Bolgheri 15 min, Volterra 50 min.

Rental June - September only and August rental for entire month only.



# PHOTOS

















