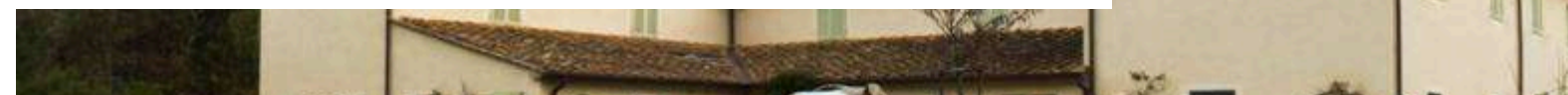




## Property 10325



**\* 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

# FEATURES

- 8 Bedrooms (7 Double Bedrooms + 1 Children's Bedroom With Bunk Beds)
- 7 En-Suite Bathrooms + 1 Shared Bathroom (Children's Room)
- Semi-Professional Modern Kitchen (East Wing)
- Full Kitchen (West Wing)
- Double-Height Living Room (East Wing) With Central Fireplace
- Additional Living Areas (West Wing)
- Formal Dining Room (East Wing)
- Second Dining Room (West Wing)
- Cosy Breakfast Room (East Wing)
- Extensive Gardens
- Spacious Porch For Al Fresco Dining
- Multiple Seating Areas Across The Grounds
- Semi-Private Beach With Cabana And Sun Loungers
- Tennis Court Available On Request
- Paths Through Pine Forest



# DESCRIPTION

Property 10325 – BOLGHERI

8 Bedrooms

## Location and Surrounding Area

Property 10325 enjoys a prime location on the Tuscan coast, just a 15-minute drive from the medieval town of Bolgheri. Surrounded by rolling hills and vineyards famous for Super Tuscan wines, the villa offers both peace and easy access to local culture, fine dining, and charming streets. The nearby coastline is renowned for its pristine beaches and clear waters, while scenic countryside paths invite exploration by car, bike, or on horseback, making it easy to combine seaside relaxation with Tuscan discovery.

The surrounding area of Property 10325 is a paradise for those who love nature and outdoor activities. The Maremma coastline offers unspoiled beaches, hidden coves, and crystal-clear waters, perfect for swimming, sailing, or simply relaxing in the sun. Pine forests and rolling hills provide scenic trails for hiking, cycling, and horseback riding, allowing guests to fully immerse themselves in the region's natural beauty while enjoying moments of peace and tranquillity.

Bolgheri, just a short drive from the villa, is famous for its charming medieval streets, historic architecture, and the iconic Cypress-lined avenue. Visitors can explore local artisan shops, elegant cafés, and renowned restaurants serving the finest Tuscan cuisine. The town is also celebrated for its prestigious vineyards, offering wine tastings and cellar tours that provide an unforgettable introduction to the region's world-famous Super Tuscan wines.

A little further afield, the Tuscan coast and hinterland reveal a wealth of picturesque towns and cultural landmarks. Castagneto Carducci, San Gimignano, and the seaside towns of Castiglione della Pescaia and Marina di Bibbona are easily reachable for day trips, offering historic squares, charming markets, and breathtaking views. Whether seeking culinary experiences, historic charm, or coastal beauty, the surroundings of Property 10325 promise endless discovery and unforgettable memories.

## The Property

Property 10325 is a modern seaside villa showcasing refined Italian design, offering spacious living areas, and seamless indoor-outdoor flow, perfectly combining contemporary elegance with the relaxed charm of coastal Tuscany. Positioned along the Tyrrhenian Sea and just a 15-minute drive from the medieval town of Bolgheri, the villa immerses guests in the heart of the renowned Super Tuscan wine region. With eight stylish bedrooms, Property 10325 can accommodate up to 16 guests.

Winding paths through the pine forest invite long walks, cycling, and horseback riding, while encounters with native deer, rabbits, and pheasants add to the sense of seclusion. The semi-private beach, just a stone's throw away, is furnished with a cabana and sun loungers, while a tennis court is available on request. Guests may also enjoy exclusive tours of the estate's vineyards, with private tastings of its Tuscan wines, and additional accommodation can be arranged in the nearby Property 10325 Piccola.

The extensive gardens surrounding the villa are a haven of Mediterranean flora, with lush lawns, towering pine trees, and fragrant shrubs creating a serene setting. A spacious porch offers a perfect spot for al fresco dining, while numerous seating areas scattered across the grounds provide peaceful retreats for reading, relaxing, or socialising amidst nature. The combination of open green spaces and coastal views ensures a truly rejuvenating outdoor experience.

Inside, Property 10325 is characterised by light-filled, open-plan spaces with clean modern lines and smooth surfaces. The ground floor east wing opens through dramatic French doors into a living room with a central fireplace and a wraparound balcony above. Adjacent rooms include a formal dining area seating 16 guests, a cosy breakfast room, and a semi-professional modern kitchen, while the west wing offers additional living areas, a second dining room, and a full kitchen, all linked via a stairway to the upper floor.

The upper floor provides a peaceful retreat with well-appointed bedrooms. The east wing includes two double bedrooms and two twin rooms (convertible to doubles), each with en-suite facilities, two with baths and two with showers, and walk-in closets in the doubles. The west wing features a double

bedroom with en-suite bathroom, a children's bedroom with bunk beds, a shared bathroom with tub, and a further double bedroom with en-suite shower.



PHOTOS









