

## Property 10535



**Number of beds:** 15

**Bedrooms:** 9



### Private Beach Access

From the villa, take a consortium road and arrive at the beach. The route can be done on foot, 10 minutes. By car, 800 meters (parking near the sea). To go to and from the sea, a free shuttle service is also offered to the residents of the consortium, operating all day during the summer.

Accessibility for people with reduced mobility



### Playground



### Air Conditioning In The Bedrooms

Air conditioning included up to 300 kWh per week. Please note that air conditioning is not available in four bedrooms on the ground floor (three double bedrooms and one single room; please check the description of the villa for more details).



### Hair Dryer In The Bathrooms



### Barbecue



### Fireplace

### Safe

Safe box available in one room.

### Crib

### Available For Events

On request, the villa is available for events (except for weddings).



### Stereo system and DVD

Minibar and tea or coffee making facilities

In addition to the main kitchen, Suite 1 has a fridge, while Suite 4 has a complete kitchen.

 Fibre Internet

 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 close to wineries and vineyards.

The Villa is Less Than 15 km From a Golf Course

The villa is about 14 km from Argentario Golf Club.

 Dishwasher

 Washing Machine

**Mattress sizes and bed dimensions**

9 Bedrooms: 7 double bedrooms, 1 twin room and 1 single room. Please note that the maximum occupancy is 15 guests. Two of the seven double bedrooms can be transformed into a twin room.

**Bath amenities**

Initial supply.

**Nearby**

The nearest restaurants are: Ristorante "La Fontanina di San Pietro" and "Trattoria dai Frati", about 6 km from the villa. The nearest bar is about 800 m from the villa. The nearest supermarket is the Conad, about 5 km from the villa. You will find other supermarkets in Porto Santo Stefano. You will find pharmacies, banks and other services in Porto Santo Stefano.

 Parking Space

Parking space inside the property for up to 6/8 cars, included in the rental price.

 Swimming Pool

4,50 x 18 m. Depth: 1,60 m.

 Heating

Convectors. Please note that during the winter period, gas for heating is not included; heating is available at an additional cost (on consumption, as per meter reading).

**High Chair**

 Concierge Service

Concierge service at the entrance of the property. Included in the rental price.

 Housekeeping

Daily housekeeping from Monday to Friday, 4 hours per day. Included in the rental price.

**Smart TV**

 Staff living on site

During the summer period, two members of the staff lives inside the property, in a private area.

**Mattress topper**

 Satellite TV

 Sea Views

 Wi-Fi

**Insect Screens**

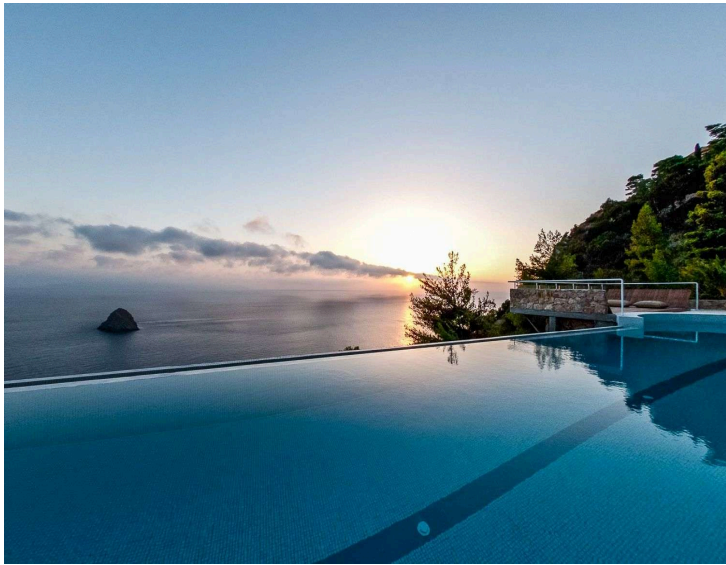
\* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa La Nave is 152 km from Leonardo da Vinci International Airport, 200 km from Florence Amerigo Vespucci International Airport and 206 km from Pisa Galileo Galilei International Airport. Cala Moresca is 750 m, Cala Piccola is 3 km, Porto Santo Stefano is 6 km, Orbetello is 16 km, Porto Ercole is 18 km, Magliano is 35 km, Capalbio is 43 km, Grosseto is 51 km and Saturnia is 65 km.

## FEATURES

- 9 Bedrooms (7 Double Bedrooms, 1 Twin Room, 1 Single Room)
- 7 Bathrooms + 1 Guest Bathroom
- Infinity Pool with Jacuzzi Corner
- Sundeck
- Fully-Equipped Modern Kitchens
- Living and Dining Areas
- Outdoor Lounge Area
- Outdoor Dining Area
- Terraces
- Panoramic Elevator





# DESCRIPTION

## Property 10535 - PORTO SANTO STEFANO

### 9 Bedrooms

#### Location and Surrounding Area

With gorgeous and generous terraces overlooking the sea, Property 10535 provides the perfect retreat for those seeking complete privacy and relaxation in Tuscany. With a contemporary style, the idyllic setting of this modern villa ensures superb panoramas. Flooded with natural light and with wonderful views of the sea, this exclusive nine-bedroom villa is ideally located to explore the many wonderful attractions of the Argentario area of Tuscany.

Located on Monte Argentario, Property 10535 is the perfect location for unforgettable day trips to the most beautiful towns in Tuscany and provides a unique opportunity to admire its splendid landscapes while soaking up the region's historical and cultural heritage. Some of the places in the surrounding area are the historic center of Capalbio, the towns of Porto Ercole and Santo Stefano, the thermal baths at Saturnia, the Valle D'Orcia, and the medieval jewels of Siena, Montalcino and Montepulciano.

Monte Argentario attracts tourists from all over the world for its unique landscape, its marine environment and its mild climate, which makes it a perfect holiday destination for most of the year. In addition to its natural beauty, the charm of Porto Ercole derives from the imposing Spanish fortresses that were built in the 16th century: Forte Filippo, la Rocca and Forte Stella are three perfectly preserved fortifications from which you can admire the wonderful views of the sea.

The villa is also located near Capalbio, an alluring town standing at the top of a hill covered with Maremma brush. Because of its elegance, Capalbio has become a holiday destination for the elite, drawn by the evocative atmosphere in the streets and the ancient castle that dominates the valley below. Orbetello is nestled on a narrow strip of land stretching through a lagoon with the same name. In tune with its surroundings, the town's trade has always been fishing, made easy by the shallow waters of the lagoon.

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#### The Property

Perched on a cliff of Monte Argentario overlooking the sea, Property 10535 is the perfect retreat for those seeking complete privacy and relaxation in one of the most popular corners in Tuscany. With modern comforts in contemporary interiors, the idyllic setting of this modern villa ensures superb panoramas. Flooded with natural light, Property 10535 can accommodate 15 guests in 9 bedrooms (7 double bedrooms, 1 twin room, and 1 single room) split over two levels.

The villa's prime location with charming views of the sea is made the most of by several terrace areas. This offers guests a variety of seating and dining areas, all with breathtaking views. Take advantage of the villa's small terrace for your morning coffee or the large sofa for your aperitivo al fresco. The luxurious villa also has an infinity pool with a Jacuzzi corner, perfect for sunbathing afternoons and panoramic swims. Additionally, there is a wooden deck for yoga, meditation, or sunbathing in an idyllic setting.

Large windows across the villa's façade allow for stunning views and endless natural light during the day. The villa also offers numerous living spaces with fireplaces for guests to unwind indoors while still taking in the stunning surroundings. For those who want to work while on vacation, the second level also has a study area. Flooded with light, the villa also boasts a fully-equipped kitchen with all the amenities you might need during your stay. A panoramic elevator from the parking lot completes this exclusive villa.

On two levels there are a total of 9 bedrooms (7 double bedrooms, 1 twin room, and 1 single room) with 7 bathrooms for a maximum of 15 guests. The villa is divided into five separate suites. Each suite in the villa has its own terrace and privacy, yet all guests can still interact with one another.

**Master Suite:**

The Master Suite features an open-plan living area with large windows for breathtaking views of the sea. The living area also features a unique fireplace and a separate dining room. On the same floor you will find a kitchen, a study area, and a laundry room. Actually, the study space is on a mezzanine level directly above the living room. On this floor you will also find a guest bathroom.

Located on the ground floor, the Master Suite features two double bedrooms, each with its own en-suite bathroom with shower, and a master bedroom with en-suite bathroom with shower. The master bedroom, however, is located on the upper floor. Please note that air conditioning is not available in the two double bedrooms on the ground floor.

**Suite 1:**

Located on the ground floor, the Suite 1 features a kitchen with sea views and a living room. This Suite also features a double bedroom, a single room, and a bathroom with shower. Please note that air conditioning is not available in the single room on this floor.

**Suite 2:**

Located on the ground floor, the Suite 2 features a twin room, a double bedroom, and a bathroom with shower. In addition, this Suite features a kitchen located in the central area of the suite, a library, and a terrace with stunning sea views. Please note that air conditioning is not available in the double bedroom on this floor.

**Suite 3:**

Located on the upper floor, the Suite 3 features a double bedroom with wonderful sea views and en-suite bathroom with shower.

**Suite 4:**

Located on the upper floor, the Suite 4 features a living room, a kitchen, and a spacious terrace overlooking the sea. This Suite features a double bedroom with charming sea views and en-suite bathroom with shower.



# PHOTOS

