



Property 1651263699



Number of beds: 12 + 4

Bedrooms: 7

Bathrobes and Slippers

Bathrobes available for each guest. Please note that slippers are not available.

Accessibility for people with disabilities

Pets Allowed

Small pets allowed on request at no extra costs.

Playground

Air Conditioning Throughout

Air conditioning included in the rental price.

Air Conditioning In The Bedrooms

Air conditioning included in the rental price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Tennis Court

Safe

Safe box available in every bedroom.

Available For Events

On request, the property is available for events.

 Stereo system and DVD

 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 area around the property is surrounded by vineyards and wineries, such as: Ammiraglia - Frescobaldi, Belguardo - Mazzei, Col di Bacche, Donna Olimpia - Folonari, Villa Antinori - Antinori, and many others.

The Villa is Less Than 15 km From a Golf Course

The villa is a few kilometers from Argentario Golf Club.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

7 Bedrooms (4 double bedrooms + 2 twin rooms + 1 room with 2 large bunk beds). On request, the twin rooms can be transformed into double bedrooms. The single beds, including the bunk beds, are 200x100 cm. The double beds are 200x190 cm.

Bath amenities

Weekly refill provided during the week.

 Butler

 Gym

 Parking Space

Outdoor covered parking space for up to four cars. Included in the rental price.

 Table Tennis

 Swimming Pool

Infinity pool. 20 x 5 m. Depth: 1,50 m.

 Heating

Heating included in the rental price.

 Housekeeping

Daily housekeeping (twice a day, in the morning and in the evening; from Monday to Sunday). Included in the rental price.

 SPA

Hammam, sauna, shower and massage room.

 Staff living on site

One or two staff members will stay in a separate area of the property, in a dépendance with independent access.

 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

Tenuta di Magliano is about 150 km from Leonardo da Vinci International Airport, 170 km from Florence Amerigo Vespucci International Airport and 183 km from Pisa Galileo Galilei International Airport. Magliano in Toscana is about 4 km from the villa, Capalbio is 20 km, Orbetello is 20 km, Grosseto is 30 km, Porto Ercole is 30 km, Porto Santo Stefano is 30 km, Cala Moresca is 34 km, Cala Piccola is 35 km, and Saturnia is 40 km.

FEATURES

- 7 Bedrooms (4 Double Bedrooms + 2 Twin Rooms + 1 Room with 2 Bunk Beds)
- 5 Bathrooms
- Infinity Pool
- Outdoor Lounge Area
- Outdoor Dining Area
- Well-Equipped Kitchen
- Living Room
- Dining Room
- Breakfast Room
- Large Terraces
- Garden
- Organic Vegetable Garden
- Tennis Court
- Veranda
- Private Helipad
- Wellness Area with Gym



DESCRIPTION

Property 1651263699 - MAGLIANO

7 Bedrooms

Location and Surrounding Area

Property 1651263699 is surrounded by an amazing garden created by the famous landscape designers Paolo Pejrone and Umberto Pasti overlooking the surrounding area, providing the perfect retreat for those seeking complete relaxation in Southern Tuscany. Nestled at the southern border of Tuscany, it is a special spot where the scenic Tuscan countryside meets the waters of the Mediterranean. Located near Monte Argentario and Capalbio, just 12 km from the spectacular coast, this seven-bedroom newly-built farmhouse is ideally located to explore the region's cultural highlights and most spectacular natural wonders.

Property 1651263699 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, Porto Ercole and Santo Stefano, the Etruscan city of Pitigliano, Tuscania and Tarquinia, the thermal baths at Saturnia, the Valle D'Orcia, and the medieval jewels of Siena, Montalcino and Montepulciano.

The villa is just a stone's throw from Magliano in Toscana, famous for its delicious Morellino di Scansano wine. Boasting a pleasing medieval aspect, the town is perched on a hill with vineyards and olive trees right in the middle of the Maremma, whose natural park extends into the town's municipal territory. The picturesque seaside resort of Porto Santo Stefano overlooks the northern side of the peninsula. Particularly beloved are the promenade along the seafront and the port. From here, you can also explore the nearby Giglio Island with the sea as beautiful as that of Sardinia.

The farmhouse is 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.

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.

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The Property

Located in a privileged position between Capalbio and Grosseto, Property 1651263699 provides the perfect retreat for those seeking complete privacy and relaxation in Southern Tuscany. Surrounded by a lush garden, this elegant villa boasts an exceptional infinity pool (20 x 5 meters) and breathtaking views of the surrounding countryside and sea, including the Giglio Island. Offering a tranquil atmosphere, Property 1651263699 can accommodate twelve adults and four kids in seven bedrooms (four double bedrooms, two twin rooms, one room with two large bunk beds).

Surrounded by 30 hectares of land, the villa boasts a magnificent infinity pool overlooking the surrounding area with external lounge area, bar/cooking area including a wooden oven and a dining table for 12/16 people. Offering a serene atmosphere, the poolside area represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation. Immersed in a beautiful garden, the

villa also features a tennis court, a wellness area with gym and an exclusive helipad. The outdoor area also boasts a veranda, a generous al fresco dining area and a lounge area for relaxing and socializing.

Flooded with light, the ground floor of the main villa features a living room with fireplace, a dining room for up to twenty guests, a breakfast room and a spacious kitchen. On the first floor you will find three double bedrooms with en-suite bathroom. On the second floor you will find a twin room with en-suite bathroom, a double bedroom and a twin room. These two rooms share a bathroom. On request, this twin room can be converted into a double. On the same floor you will find a room with two bunk beds for four kids.

The wellness area features a gym with Technogym treadmill, Pilates springboard, small weights, pull-up bar, a punching bag hanging from the ceiling, Pilates and yoga mats. Fitness lovers will be able to keep up with their workout regimen without leaving the comfort of their own villa. The wellness area also boasts Sauna and Hamman with separated changing room and massage area. After a long day strolling around Tuscany, indulge yourself as you immerse in stimulating heat experiences. The villa also features a private helipad, a laundry area, a garage, and a generous vegetable garden that provides the farmhouse with its products. The farmhouse also produces oil, honey, pink pepper and delicious jams.

PHOTOS















