



## Property 296



**Number of beds:** 18

**Bedrooms:** 9

### Bathrobes and Slippers

Bathrobe available for each guest.

### Pets Allowed

Pets allowed on request.



### Air Conditioning Throughout

Included in the rental price.



### Air Conditioning In The Bedrooms

Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue



### Fireplace



### Tennis Court

### Safe

Safe box available in some of the bedrooms.

### Crib

### Available For Events

On request, the villa is available for events.



### 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 Less Than 15 km From a Golf Course



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

Bath amenities

Initial supply.



Parking Space



Table Tennis



Swimming Pool



Heating

Heating with convectors. Included in the rental price.

High Chair



Housekeeping

Daily housekeeping (up to 8 hours per day; on Sunday from 8:30 am to 12:30 pm). Included in the rental price.

Smart TV



Pool Table



Satellite TV



Countryside View



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

Grosseto 41,6 km Livorno 107 km Civitavecchia 150 km Firenze 181 km Arezzo 190 km Roma 226 km

## FEATURES

- 9 Bedrooms (4 twin and 5 double)
- 9 + 2 Bathrooms
- Air conditioning throughout
- Garden with area for relaxing and dining
- Pool with triple – three different heights
- Hamm-am (Turkish bath)
- A new surfaced Tennis Court
- Riding
- Billard room
- 2 Fireplaces
- BBQ and outside oven
- Equipped kitchen with dishwasher
- Laundry and ironing room
- Sat TV, DVD, Hi-Fi, Internet connection, telephone and fax
- Celler
- Car Park



# DESCRIPTION

## BUCA DI DIONISO - GAVORRANO

### 9 Bedrooms

### Location and Surrounding Area

The **Property 296** is a 9 bedroom luxury mansion set in its own oasis of natural beauty in the heart of the Maremma region of Tuscany, the villa is twelve miles north of Grosseto and a twenty-five minute drive from the beach. With magnificent grounds extending over 3,000 acres guests at Property 296 will be able to enjoy a round whenever they like in absolute peace and tranquillity. Within the estate, guests also have access to stables for horse riding and to a hard surfaced tennis court. Large groups up to 30 persons can be accommodated by renting Property 296 together with Property 296, only 700 metres away with 6 bedrooms.

Property 296 has been totally refurbished in the spring of 2009 and is composed of two adjoining houses connected by an open gallery on the ground floor and an open terrace on the top floor. Of note is the annexe, detached from the house, which is a intriguing conversion of a silo previously used for wheat storage. Guests will be astounded by the magnificent triple L-shaped swimming pool and surrounding grounds including the pool house. The separate elements connected by waterfalls each have different depths and sizes have been designed to maximise enjoyment of a pool; there's something for everyone, from toddlers needing a safe area to those wanting to undertake some serious swimming exercise.

Property 296 has a total of 9 very spacious bedrooms, all of which have en-suite bathrooms most which have both shower and tub and double sinks. There is air conditioning throughout, large living and dining areas, a billiard and TV room with a home theatre facility. Staff at Property 296 are prepared and experienced and will take care of the guests needs in the most professional way.

**Ground floor:** entrance to the villa is through the covered gallery which has a dining table and sofas overlooking the pool and garden. To the left a door leads to the LEFT house, which features triple living rooms (with a card playing corner) with two fireplaces, a TV room and a service bathroom. Going back to the gallery, to the right French windows lead to the RIGHT house, where there is the billiard room and its stairs leading to the upper floor, the dining room, the very spacious and the fully equipped kitchen with a laundry room to the back. On this same floor is a service bathroom and a corridor which leads to a spacious bedroom with twin French-size beds, a walk-in closet and en suite bathroom with both shower and tub and two sinks.

**First floor:** from the billiard room stairs lead to the upper floor of the RIGHT house. Up the stairs there is a study room and then a sleeping area composed of four bedrooms. Two double bedrooms, one very large twin bedroom with two French size beds, and one normal twin bedroom. All bedrooms have walk-in closets and en-suite bathrooms, three with both tub and shower and one with shower only. From the study room French windows lead to an open terrace which connects back to the LEFT house. In this part of the villa there is a further sleeping area composed of three more bedrooms. Two of these are the villa's extremely spacious master bedrooms with king-size beds, walk-in closet and enormous en-suite bathrooms with tub, shower and double sinks. The third is a twin bedroom also with walk-in closet and en-suite bathroom shower and tub. The terrace, which has French windows opening to some of the bedrooms within both the RIGHT and LEFT houses, has an external double stairway leading to the garden.

**The annex:** has been created by converting a cylindrical silo previously used for wheat storage. It has fitness room and changing room on the ground floor, and an internal spiral staircase leads to a first floor with an Hamm am (Turkish bath) and large tub with power shower and then to a second floor with a double bedroom with TV and en suite bathroom with shower.

**Nearest airport:** Pisa 135 km



PHOTOS





























