



## Property 422



**Number of beds:** 13

**Bedrooms:** 7

 Hair Dryer In The Bathrooms


 Dryer

 Barbecue

 Fireplace

Safe

Crib

 Stereo system and DVD

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course

The maximum distance from the city centre is 1.5 km


 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

Nearby

 Parking Space

 Table Tennis

 Heating


High Chair

 Cook Service

 Housekeeping

 Satellite TV

Ceiling Fans

 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 Isabella is 142 km from Leonardo da Vinci International Airport, 197 km from Florence Amerigo Vespucci International Airport, and 203 km from Pisa Galileo Galilei International Airport. Orbetello is 7 km from the villa, Porto Santo Stefano is 13 km, Cala Moresca is 18 km, Cala Piccola is 18 km, Magliano is 32 km, Capalbio is 31 km, Grosseto is 49 km, and Saturnia is 62 km. The villa is less than 500 m from the center of Porto Ercole, where all the necessary services can be easily found.

## FEATURES

- 7 Bedrooms (4 Double Bedrooms, 2 Single Rooms, 1 Triple Room)
- 6 Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Service Storeroom
- Outdoor Lounge Area
- Outdoor Dining Area
- Garden
- Furnished Terraces
- Garage and Parking Space
- Fridge and Additional Fridge
- Oven



# DESCRIPTION

## *Property 422 – Porto Ercole – Tuscany Coast*

*7 Bedrooms (4 Double, 2 Single, 1 Triple)*

**Location and Surrounding Area.** Located in Porto Ercole, this seven-bedroom villa is the perfect place for a stylish break on one of the most beautiful stretches of coastline in Southern Tuscany. On the shores of the Tyrrhenian Sea, backed by a chain of wooded hills, the Maremma is a wild landscape home to Etruscan villages, hot springs, unspoiled countryside and crystal-clear waters. This territory hosts a wealth of attractions from the inland areas all the way to the coast, where high cliffs are alternated with little beaches and wonderful coves.

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 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, where you can feel the genuine seafaring soul of the town. From here, you can also explore the nearby Giglio Island. 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.

The villa is a few kilometers from Magliano, famous for its delicious Morellino di Scansano wine. Boasting a pleasing medieval aspect, the town is perched high on a hill cultivated with vineyards and olive trees right in the middle of the Maremma, whose natural park extends into the town's municipal territory. In less than one hour by car, you can easily reach Grosseto, home to priceless art treasures including the striking Piazza del Duomo, where the pink and marble façade of the Cathedral of San Lorenzo stands out.

The villa is also a few kilometers from 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. In one hour by car, you can easily reach Saturnia, home to the famous Saturnia Hot Springs where thermal waters flow at a rate of 800 liters a second at a constant temperature of 37 degrees centigrade.

Property 422 is 142 km from Leonardo da Vinci International Airport, 197 km from Florence Amerigo Vespucci International Airport, and 203 km from Pisa Galileo Galilei International Airport. Orbetello is 7 km from the villa, Porto Santo Stefano is 13 km, Cala Moresca is 18 km, Cala Piccola is 18 km, Magliano is 32 km, Capalbio is 31 km, Grosseto is 49 km, and Saturnia is 62 km. The villa is less than 500 m from the center of Porto Ercole, where all the necessary services can be easily found.

**The Property.** Located on the Tuscan Coast, Property 422 boasts large terraces overlooking the Tyrrhenian Sea, providing an exclusive retreat in one of the most popular corners in Tuscany. Trapped between an infinite blue sky and turquoise sea, the idyllic setting of the villa ensures superb panoramas. Built in the 60s, Property 422 can accommodate up to thirteen guests in seven bedrooms (4 double bedrooms, 2 single rooms, 1 triple room) spread over two floors.

Flanked with cypresses, the access drive leads to the parking area, from where the terraces can be accessed through staircases. Surrounded by a beautiful garden spread over multiple levels, the generous terraces feature comfortable deckchairs inviting guests to sit back and unwind. Offering a calm atmosphere and unparalleled views of the sea, the outdoor area is the perfect setting for romantic dinners and stargazing. Stone steps at both sides of the garden allow easy access to the beach below.

Like the garden, the house is also built on different levels. From the living and dining area, surrounded by terraces, a few steps take you down to the three double bedrooms on the upper floor. Each bedroom has a separate bathroom (one with a bathtub, two with a shower), built-in closets, and ceiling fans. The living room, furnished with comfortable sofas and decorated with ethnic furnishings, houses a fireplace and a small patio full of green plants, which is the highlight of this space.

The dining area leads to the service area, which includes a kitchen, a pantry with two fridges, and a guest bathroom. On the other end of the kitchen, a spiral staircase leads to the lower floor of the house, which includes four bedrooms: one double bedroom with walk-in closet and en-suite bathroom, two single rooms, and one triple room, two more bathrooms, as well as a storeroom with a washing machine and a refrigerator.

# PHOTOS

