

Podere

Castiglione della Pescaia – Tuscany

This elegant two-floored property is located in the heart of the Maremma Coast. A well-groomed lawn and 19 acres of olive groves and woodlands surround the villa. Located a few miles from Grosseto, it is the ideal place for enjoying the beautiful unspoiled beaches of the coast and the fancy harbor of Puntala.

The most beautiful art cities of the areas, such as Rome, Florence, Pisa and Siena are within easy reach. The Natural Uccellina Park and Marine Argentario Park are only 20 minutes away.

Sleeps 10



BEDS & BATHS: 5 BDR/4 BTH

Main Villa:

Ground Floor: 1 guest bathroom with shower.

First Floor: 1 queen bedroom with en suite marble bathroom with spa-like shower. 2 twin bedrooms share private bathroom with tub with handheld shower. 1 spacious queen bedroom with beautiful en suite bathroom (double sink and phone) with Jacuzzi tub with handheld shower plus shower.

Annex (separate entrance): 1 queen/twin with bathroom with marble Jacuzzi tub with handheld shower (towel heater).

LIVING SPACES:

Main Villa:

Ground Floor: Spacious dining/living area with fireplace with access to back lawn; professional kitchen; large sitting room with desk, lounge area, and fireplace.

First Floor: Comfortable living area with fireplace and desk.

Second Floor: Book library that extends whole floor with lounge areas on either end.

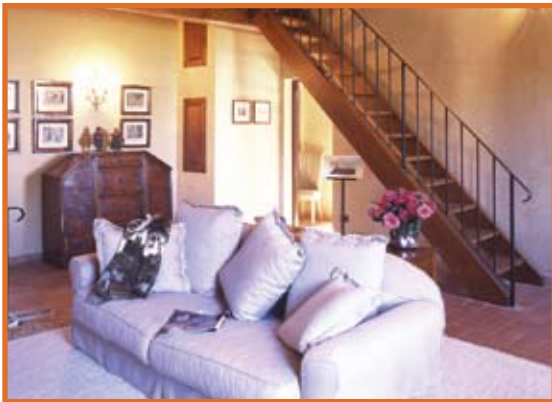
Annex (separate entrance): Living area with dining table (seats 4), fully-equipped kitchen – direct access to garden and same standards as main villa.

OUTSIDE FEATURES:

Spacious lawn with a pergola for dining al fresco and 2.5 acre-garden. Barbecue area and wood-burning oven. Spectacular floodlit swimming pool (8 x 16 m) with rock-grotto waterfall, outdoor (cold-water) shower, whirlpool, and shallow end for children.

AMENITIES:

Satellite TV, DVD, surround stereo system, professional dishwasher, washing machine, hair dryers, high-speed Internet, window screens, A/C and central heating, private parking.



B R A V O
HOLIDAY RESIDENCES

TUSCANY

Tel: 866-265-5516
www.hipvillas.com

SPECIAL CHARACTERISTICS:

The interiors of this villa feature attractive architectural details, beautiful antiques, and typical Tuscan-style furniture. Bathrooms have finely-crafted, distinct Italian marble. The local area offers many wineries and the villa is a quick drive to Alain Ducasse's 5-star restaurant. The caretakers reside on the property in a separate unit and are at the guests' disposal, with privacy and discretion guaranteed.



- Electricity, water, and final cleaning included
- Heating not included - E280 per week from April to May, October, and other months which require heating
- A/C not included - E80 per day from 8 p.m. to 8 a.m.: E7 each additional hour
- Basic morning housekeeping (beds and baths) up to 4 hours per day for 7 days included (8 a.m. to 12 noon)
- Unlimited UMTS internet use E35 per week (connection speed may vary) - the villa is equipped with computer and printer
- Telephone charges extra
- Extra housekeeping service, on request: E15 per hour
- Extra laundry and ironing charges extra (available only in afternoon): E15 per hour
- American breakfast upon request - E10 per person/per day (food and service included - 8 person minimum)
- Change of bath linen twice per week included
- Local cook service for lunch/dinner, price depends on menu: E35 - E40 per person (8 person minimum) - Must be reserved in advance - Menus available on request
- Gourmet food and wine services prepared by professional chefs available upon request, to be priced accordingly
- Light meal upon request: E25 per person (8 person minimum)
- Up to 2 children under 12 years permitted
- Estate office on premises in a separate dependance. Owner ensures guest privacy
- Domestic pets reside on the premises
- Max capacity 10 people (up to 2 children under 12 years) plus 2 toddlers up to 2 years old - accommodated in cots in the parents' rooms
- Security Deposit: E1,500 due upon arrival in cash

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

Check-in between 3 p.m. and 8 p.m. - Check-out by 10 a.m.