

Ref. 381 - MAREMMA

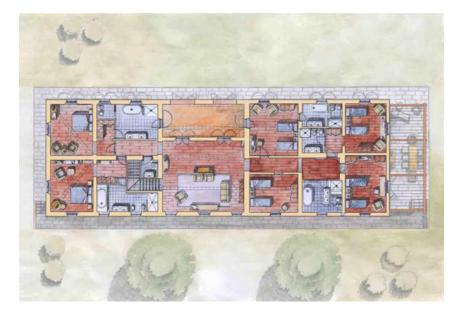
Beautifully decorated luxury villa with seven bedrooms set in its own oasis of natural beauty in the Maremma-area of Tuscany in about 25 minutes driving distance from the beach. The estate is extending over 2300 acres of grounds and enjoys its own private 18-hole (15 greens) golf course. Tee-off is less than a mile from the property. Close to the property there is a horse-riding centre which offers guided excursions of various durations and difficulties, the villa enjoys Air Conditioning, a private Turkish bath and a tennis court.

Location	Maremma (Province of Grosseto)
Distances	Next village 4 km, Grosseto 25 km, Florence 1 h 45 min, Siena 1 hour, next
	spa Hotel 30 min, Saturnia spa and baths 1 h, Rome 2 hours
Sleeps max.	14 people
Bedrooms	6 bedrooms at the villa (3 doubles, 3 twins)
	1 double bedroom at the adjacent barn
Bathrooms	6 bathrooms at the villa
	1 bathroom with shower at the adjacent barn
	1 bathroom with Turkish bath Hammam at the pool house
Villa	Ground floor:
	Double entrance hall, living room with central fireplace, dining room with
	fireplace, Studio with Internet connection, TV room with SAT TV and DVD,
	large kitchen, 1 bathroom, laundry room
	First floor:
	Two master bedrooms with king size beds, each with ensuite bathroom with tub and shower
	One twin bedded room with ensuite bathroom with shower
	One twin bedded room with ensuite bathroom with tub
	One bedroom with king size bed and one twin bedded room sharing a large
	bathroom with tub and shower,
	Billiard room, large terrace
Adjacent barn	Double bedroom, bathroom with shower, kitchen corner, little sitting room
Pool House	Bathroom with Turkish bath

Views	On the uncontaminated landscape
Pool	Very scenic, open from mid May to mid October
Terraces	Several terraces and outside dining in the patio
BBQ	yes
Garden	Spacious, private
Golf Course	Yes, private 18-hole (15 green) course in complete harmony with its
	environment
Tennis	Yes, private
Horse riding	Very close to the property; offers excursions as well as boxes and paddocks
Pets	Upon request
Parking lot	yes
Kitchen	Refrigerator with freezer, stove top, coffee maker, dishwasher, toaster,
equipment	microwave, all kind of pots, pans, dishes, cutlery, glasses etc.
Washing machine	Yes – laundry room
TV	Yes (SAT)
DVD	Yes
CD	Yes
Internet	Yes
Telephone	yes
Weekly rates	Low Season
	(1 January – 11 April 2025; 10 October 2025 - 1 January 2026)
	Euro 12.740
	Mid Season
	(12 April – 16 May 2025; 6 September – 10 October 2025)
	Euro 16.660
	High Season (17 May 2025 – 5 September 2025)
	Euro 18.620
	Discount of 5% for two weeks rental
	Discount of 10% for three weeks rental
	Discount of 15% for four weeks rental
Inclusive	Daily service for breakfast (ingredients and groceries are extra and not included), welcome dinner (wine is not included), Access to private golf
	course, access to private tennis court, use of swimming pool (open from 15 th
	May to 15 th October), use of Turkish bath, Electricity and Air Conditioning
	included, water, daily housekeeping service (up to 8 hours a day, 6 days per
	week – on Sunday 4 hours from 8.30 to 12.30), cot upon request, final
	cleaning, weekly change of bed linen, towels and pool towels, high speed
	wifi, heating
Exclusive and	telephone, personal laundry and ironing service Euro 16 / hour (Euro 21 /
payable on the	hour on Sunday or evening), extra change of linen Euro 20 per room,
spot	groceries for your first shopping, dinners Euro 180 plus groceries, lunches
	Euro 140 plus groceries; rent of club sets, golf trolleys and golf cars, baby
	sitter Euro 18 / h (up to 3 children)
Breakage deposit	Euro 3000 held by Credit Card
& More	All golf players must have a certified maximum handicap of 36. Players
	without a handicap are not allowed.
	There is also a nice vegetable garden (orto)
CHIANT	l & MORE di Karin Dietz – P.IVA IT 05066120485 – C.C.I.A.A. n° 4200 – REA 539225
	a Bucciarelli 47 - 50020 Panzano in Chianti (Firenze) – Italia - Tel +39 055 852011 info@chianti-and-more.com www.chianti-and-more.com

2





CHIANTI & MORE di Karin Dietz – P.IVA IT 05066120485 – C.C.I.A.A. n°4200 – REA 539225 Piazza Bucciarelli 47 - 50020 Panzano in Chianti (Firenze) – Italia - Tel +39 055 852011 info@chianti-and-more.com www.chianti-and-more.com