



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	No
Parking lot	yes
Kitchen equipment	Refrigerator with freezer, stove top, coffee maker, dishwasher, toaster, 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	<p>Low Season (8th January – 1st April 2022; 8th October – 16th Dec 2022) Euro 8.400.-</p> <p>Mid Season (2nd April – 20th May 2022; 10th Sept – 7th Oct 2022; 17th Dec 2022 – 7th Jan 2023) Euro 9.800.-</p> <p>High Season (21st May – 3rd June 2022; 27th August - 9th September 2022) Euro 10.500.-</p> <p>Peak Season (4th June – 26th August 2022) Euro 15.400.-</p> <p>Discount of 5% for two weeks rental Discount of 10% for three weeks rental Discount of 15% for four weeks rental</p>
Inclusive	<p>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 15th May to 15th 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</p>
Exclusive and payable on the spot	<p>telephone, personal laundry and ironing service Euro 15.- / hour, extra change of linen Euro 20.- per room, extra charge of towels Euro 15.- / set, groceries for your first shopping, dinners Euro 160.- plus groceries, lunches Euro 120.- plus groceries; additional change of towels Euro 15.-; rent of club sets, golf trolleys and golf cars, baby sitter Euro 16.- / h</p>
Breakage deposit	Euro 3000.- held by Credit Card

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**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)**

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