



## CHIANTI & MORE

### Ref. 383 - MAREMMA

Beautifully decorated luxury villa of which complete restoration and refurbishment was finished in 2009, offers nine 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 and a tennis court.

Location	Maremma (Province of Grosseto)
Distances	Next village 4 km, Grosseto 25 km, Florence 1 h 30 min, Siena 40 min, next spa Hotel 30 min, Saturnia spa and baths 1 h, Rome 2 hours
Sleeps max.	18 people
Bedrooms	8 bedrooms at the villa 1 bedroom at the dependence
Bathrooms	8 bathrooms at the villa 1 bathroom at the dependence
Villa	Ground floor: Kitchen, pantry, dining room with table for 18 guests with access to the front garden, billiard room opens to the loggia, 2 guest bathrooms, twin bedded room (also accessible for handicapped guests) opens to the garden – each bed 1,20 x 2 m with ensuite bathroom with double sinks, shower and tub,

living room with fireplace, two card tables – opens to the garden  
TV room with DVD and flat screen TV

**First floor:**

Library equipped with fax and printer, access to the roof terrace  
Bedroom with queen size bed (180x200 cm) with ensuite bathroom with double sink, shower and tub – corner bedroom with great views and 3 large windows  
Bedroom with twin beds (120 x 200 cm) with ensuite bathroom with shower  
Bedroom with queen size bed (180 x 200 cm) with ensuite bathroom with shower (the size of the room is smaller than the other bedrooms) – corner bedroom with great views and 3 large windows  
Bedroom with single bed (100 x 200 cm) with ensuite bathroom with shower

2

Bedroom (Master suite) with queen size bed with large ensuite bathroom with oversized shower and tub, sitting area and ample closet space – corner bedroom with rooftop access and spectacular views  
Bedroom with twin beds (120 x 200 cm) with ensuite bathroom with shower and double sink

Views  
Pool

On the uncontaminated landscape  
Very scenic, infinity, three individual pools  
Pool 1: 5 x 5 m, depth 50cm  
Pool 2: 5 x 10 m, depth 1 m  
Pool 3: 5 x 15 m, depth 1,50

Open from May 15<sup>th</sup> to October 15<sup>th</sup>

Pool House

Outdoor bar with large refrigerator and ice maker, bathroom with shower  
Several terraces and outside dining in the patio with dining area for 18 guests

Spa

Yes  
Silo:  
Outside terrace  
Ground floor: gym facilities and shower  
First floor: sauna for 2 persons, Jacuzzi for 2 persons, fireplace  
Third floor: queen size bed (170 x 190 cm), fireplace, ensuite bathroom with shower

Garden  
Golf Course

Spacious, private  
Yes, private 18-hole (15 green) course in complete harmony with its environment

Tennis

Yes

Horse riding

Very close to the property; offers excursions as well as boxes and paddocks, only for experts, not for beginners

Pets

No

Parking lot

yes

Kitchen equipment

Large Refrigerator with freezer, two ovens, stove top with 10 burners, coffee maker, dishwasher, toaster, microwave, all kind of pots, pans, dishes, cutlery, glasses etc., water purification tank, double sink single sink, breakfast table for six

Washing machine

Yes – laundry room with industrial washer and dryer

TV

Yes (SAT)

DVD

Yes

CD

Yes

Internet

Yes, broad band with cable (not wifi)

Telephone

Yes

Weekly rates	<p><b>Low Season</b> (1 January – 11 April 2025; 10 October 2025 - 1 January 2026) Euro 17.640.-</p> <p><b>Mid Season</b> (12 April – 16 May 2025; 6 September – 10 October 2025) Euro 22.680.-</p> <p><b>High Season</b> (17 May 2025 – 5 September 2025) Euro 25.200.-</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, Access to private golf course, access to private tennis court, use of swimming pool, Electricity, water, daily maid service (8 hours/day, 6 days per week – 4 hours on Sunday from 8.30 to 12.30), first shopping (except the cost of the groceries), cot upon request, final cleaning, weekly change of bed linen, change of towels and pool towels, Internet access, organic bath amenities, Air Conditioning, heating</p>
Exclusive and payable on the spot	<p>telephone, personal laundry and ironing service Euro 16.- / hour (Euro 20.- for Sundays or evenings), extra change of linen Euro 25.- per room, extra charge of towels Euro 15.- / set, groceries for your first shopping, dinners Euro 210.- plus groceries, lunches Euro 190.- plus groceries; additional change of towels Euro 15.-; rent of club sets, golf trolleys and golf cars, baby sitter Euro 18.- / h (up to 3 children)</p>
Breakage deposit	<p>Euro 3000.- held by credit card</p>
<b>&amp; More</b>	<p>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</p>