BOLGHERI (Province of Livorno)
REF. 403

Located in walking distance to the little town of Bolgheri, within a world famous wine area, this fabulous villa in most panoramic setting offers 11 bedrooms with 11 bathrooms.
The property dates back to the XIX century and enjoys close distance to fantastic beaches and the art cities of Tuscany. Surrounded by a very spacious, beautiful garden with flat lawns, garden houses and three outdoor whirlpools, the villa is nested within a striking estate and offers unobstructed views of the smooth hills the castle of Bolgheri, the Mediterranean sea and of course the perfectly kept vineyards and olive groves.
The very spacious villa (750 sqm) is air conditioned and divided into two entities (one with 5 ensuite bedrooms and one with 4 ensuite bedrooms). Two other ensuite bedrooms are located in the guest house adjacent to the villa. The 3 whirlpools with the infinity pool, offer high comfort for your perfect Tuscan experience! The property (villa and guest house) can comfortably accommodate up to 21 guests. There are 3 covered terraces equipped with outdoor furniture and a large dining table also for bigger groups. A shadowed area is situated next to the pool, also equipped with outdoor furniture. The next beach (Marina di Bibbona) is in about 12 minutes driving distance where sunbeds and umbrellas are reserved exclusively for the guests of the villa.

The property is located in walking distance (400 meters) from the village of Bolgheri which can be reached over a private gravel road ending with a gate which opens with an opening code.

Closest village	Bolgheri (400 m) with shops. Restaurants, wine bars Province of Livorno
Distances	Florence 1 h 50 min, 143 kms Airport Florence 1 h 30 min, 126 kms Airport Pisa 55 min, 73 kms Livorno 50 min, 51 kms Beach Marina di Bibbona 12 min, 9 kms
Totally	Totally max 21 persons
Terrace and	Alfresco dining, BBQ, 3 Outdoor whirlpools (can be heated), Outdoor seating

Garden	
Swimming Pool	8mt x 16mt, with sunbeds, sun umbrellas, surrounded by a flat lawn, 3 whirlpools
Views	360 degree views on the beautiful landscape, the picturesque village of Bolgheri, the world famous Ornellaia vineyards and the Mediterranean Sea
Location	Most panoramic
Pets	Upon request, extra fee Euro 150.- / week
Parking lot	Yes, within the fenced property
Kitchen equipment	There are three kitchens: High Quality: Blender, Coffee maker, Dishwasher, Espresso machine, Refrigerator with ice maker, freezer, juicer, Microwave, Oven, Toaster, Water boiler
Washing machine	Yes and dryer
TV	Smart TVs
Internet	Wifi all over
Safe	Yes, several
Weekly rates	Upon request
Inclusive	»Bath towels »Bed linen »Pool towels » Internet wifi » Cot and highchair » daily maid service »use of swimming pool
Exclusive, payable on site	Tourist taxes 1.50 € per person per day, Heating 75.- € per day (if used) Final cleaning 350.- € per week Heated whirlpool Euro 10.- / each whirlpool / per day Chef Service
Breakage deposit	Euro 1000.-
Interiours	750 sqm 11 bedrooms with 11 bathrooms (of which 2 ensuite bedrooms in the adjacent guest house) (9 king / queensize bedrooms, 1 twin bedded room, 1 single room with a French bed – one double bedroom with ensuite bathroom is idoneous for handicapped and accessible directly from outside) 3 full equipped kitchen (of which one smaller kitchen in the adjacent guest house) Several spacious living areas with sofas and Smart TVs – ground floor and first floor Several spacious dining areas also for bigger groups
& More	Air Conditioning all over wine tastings upon request Smoking is not permitted in the house