



## 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	<b>Maremma (Province of Grosseto)</b>
Distances	<b>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</b>
Sleeps max.	<b>14 people</b>
Bedrooms	<b>6 bedrooms at the villa (3 doubles, 3 twins) 1 double bedroom at the adjacent barn</b>
Bathrooms	<b>6 bathrooms at the villa 1 bathroom with shower at the adjacent barn 1 bathroom with Turkish bath Hammam at the pool house</b>
Villa	<b>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</b>
Adjacent barn	<b>Double bedroom, bathroom with shower, kitchen corner, little sitting room</b>
Pool House	<b>Bathroom with Turkish bath</b>

Views	<b>On the uncontaminated landscape</b>
Pool	<b>Very scenic, open from mid May to mid October</b>
Terraces	<b>Several terraces and outside dining in the patio</b>
BBQ	<b>yes</b>
Garden	<b>Spacious, private</b>
Golf Course	<b>Yes, private 18-hole (15 green) course in complete harmony with its environment</b>
Tennis	<b>Yes, private</b>
Horse riding	<b>Very close to the property; offers excursions as well as boxes and paddocks</b>
Pets	<b>Upon request</b>
Parking lot	<b>yes</b>
Kitchen equipment	<b>Refrigerator with freezer, stove top, coffee maker, dishwasher, toaster, microwave, all kind of pots, pans, dishes, cutlery, glasses etc.</b>
Washing machine	<b>Yes – laundry room</b>
TV	<b>Yes (SAT)</b>
DVD	<b>Yes</b>
CD	<b>Yes</b>
Internet	<b>Yes</b>
Telephone	<b>yes</b>
Weekly rates	<b>Low Season</b> <b>(1 January – 19 April 2024; 6 October 2024 - 6 January 2024)</b> <b>Euro 11.760.-</b> <b>Mid Season</b> <b>(20 April – 24 May 2024; 31 August – 5 October 2024)</b> <b>Euro 15.680.-</b> <b>High Season (25 May 2024 – 30 August 2024)</b> <b>Euro 17.640.-</b>  <b>Discount of 5% for two weeks rental</b> <b>Discount of 10% for three weeks rental</b> <b>Discount of 15% for four weeks rental</b>
Inclusive	<b>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<sup>th</sup> May to 15<sup>th</sup> 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</b>
Exclusive and payable on the spot	<b>telephone, personal laundry and ironing service Euro 16.- / hour (Euro 21.- / hour on Sunday or evening), extra change of linen Euro 20.- per room, groceries for your first shopping, dinners Euro 170.- plus groceries, lunches Euro 130.- plus groceries; rent of club sets, golf trolleys and golf cars, baby sitter Euro 18.- / h (up to 3 children)</b>
Breakage deposit	<b>Euro 3000.- held by Credit Card</b>
& More	<b>All golf players must have a certified maximum handicap of 36. Players without a handicap are not allowed.</b> <b>There is also a nice vegetable garden (orto)</b>

