



Ref. 381 - MAREMMA

Beautifully decorated luxury villa with six 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	Low Season (6th January – 13th April 2018; 29th Sept – 21st Dec 2018) Euro 8.100.- Mid Season (14th April – 1st June 2018; 1st Sept – 28th Sept 2018; 22nd Dec – 5th Jan 2019;) Euro 9.500.- High Season (2nd June – 30th June 2018) Euro 13.000.- Peak Season (30th June – 31st August 2018) Euro 14.500.-
	Discount of 5% for two weeks rental Discount of 10% for three weeks rental Discount of 15% for four weeks rental
Inclusive	Daily 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
Exclusive and payable on the spot	telephone, personal laundry and ironing service Euro 12.- / hour, extra change of linen Euro 20.- per room, extra charge of towels Euro 15.- / set, groceries for your first shopping, dinners Euro 150.- plus groceries, lunches Euro 100.- plus groceries; additional change of towels Euro 15.-; rent of club sets, golf trolleys and golf cars, baby sitter Euro 15.- / h, horse riding Euro 50.- per day per person
Breakage deposit	Euro 3000.- in cash or USD traveller cheques, credit cards can not be accepted
& 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)
For “sailors” it is possible to organise sailing trips to the islands of the Tuscan archipelago on board of “Templars’F”, a Baltic 51

