



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	<p>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</p> <p>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</p>

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	On the uncontaminated landscape
Pool	Very scenic, infinity, three individual pools Pool1: 5 x 5 m, depth 50cm Pool2: 5 x 10 m, depth 1 m Pool3: 5 x 15 m, depth 1,50
	Open from May 15 th to October 15 th
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	Spacious, private
Golf Course	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	Low Season (6th January – 13th April 2018; 29th Sept – 21st Dec 2018) Euro 9.900.- Mid Season (14th April – 1st June 2018; 1st Sept – 28th Sept 2018; 22nd Dec – 5th Jan 2019;) Euro 13.100.- High Season (2nd June – 30th June 2018) Euro 17.000.- Peak Season (30th June – 31st August 2018) Euro 18.500.-
	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, 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

Exclusive and payable on the spot telephone, personal laundry and ironing service charges Euro 12.- / hour, extra towels, groceries for your first shopping, dinners Euro 180.- plus groceries, additional change of linen Euro 20.- / room, additional change of towels Euro 15.- / set; rent of club sets, golf trolleys and golf cars, baby sitter Euro 15.- / hour, horse riding Euro 50.- per day per person, personal laundry and ironing service Euro 12.-/ hour

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

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