

# Villa Della Toscana

Region: Siena Sleeps: 12

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## Overview

Villa della Toscana is a true Tuscan villa. Its comfort and tranquility, from the top of the hill overlooking the vineyards of the estate, from Maremma Natural Park on one side to the sea on the other, it's like the whole of Italy on a plate.

The restoration of this villa was one that clearly had a Tuscan vacation in mind. Villa della Toscana offers the perfect environment for holidaying with friends and family groups, with large and traditionally furnished spaces. But its well-kept and spacious interiors (over three floors!) means it's easy to get some private time - whether in the sleeping area, the living room - or the fully equipped leisure club, whether you'll find the gym and a Turkish bath.

The park surrounding the villa is the very essence and spirit of Tuscany, where harmonious and generous Mediterranean aromas, green spaces filled with beds of flowers and herbs, can be enjoyed it all from the large sun terrace around the swimming pools - or even the outdoor hot tub.

## Facilities

Private Pool • Ideal for Kids • Internet • Air-Con • Pets Welcome • Hot Tub • BBQ • All Bedrooms En-Suite • Ideal for Parties • Sauna/Steam • Gym/Fitness Room • Indoor Games • Outdoor Games • Working Fireplace • Heating • Cot(s) • Toys • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

The villa is approx. 600 m<sup>2</sup> and is spread over 3 floors with 12 beds + 3 extra beds to sofa beds.

## First Floor - Sleeping Area

- 1 bedroom with double bed
- 2 bedrooms with double bed and balcony
- 3 bedrooms with double bed and small living space with sofa bed mat.
- The 6 rooms are equipped with fridge, safe, Satellite TV, Internet access and wardrobes.



## Ground Floor - Living Area

- Living room with large sofas, satellite TV, hi-fi, fireplace, bathroom
- Dining room with large table and chairs for up to 16 people
- Fully equipped kitchen with 6 burner stove with oven, Microwave, oven, fridge with freezer, dishwasher, coffee maker, stocked with cutlery and equipment for the equipment, linen kitchen.
- Balcony with pergola and washing machine

## Basement - Spa and Relaxation Area

- Living room with rustic furniture with sofas and dining table, TV, stereo and game tables
- Billiards room
- Turkish bath and relaxation area
- Equipped gym
- 2 bathrooms

## External Area

- Great private park
- 12 x 7 m swimming pool
- Separate children's pool 4 x 8 m
- Jacuzzi 3.5 x 2 m,
- Terraces
- Garden furniture
- Gazebo
- Barbecue
- Pizza oven
- Private Parking



## Location & Local Information

The Maremma region is not only beautiful - it's one of the most fascinating areas of Tuscany. Progress has been slow to arrive here, which means the ecosystem is unspoilt and traditions remain strong. But that doesn't mean there's nothing to do here - far from it, in fact.

You really are spoiled for choice with a day at sea near Talamone, or a trip to the Etruscan and Roman sites and medieval villages? You could go on the trail of the Medici, the Orsini and Lorraine, or to the many museums of Maremma. Luxury spas, hiking, biking, horseback riding, golf, sailing, diving, and water sports... Whatever you're looking for in a holiday, it's here.



# Terms & Conditions

- Security deposit: €500,00
- Arrival time: 3.00 pm
- Departure time: 10.00 am
- Energy costs included?: Yes
- Linen & towels included?: Yes, including pool towels.
- Pets welcome?: Yes
- Smoking Allowed?: Yes
- Changeover day: Saturday
- Heating costs included?: Yes
- End of stay cleaning included?: No
- > If not included, what are they?: €250,00
- Pets welcome?: Yes
- Smoking Allowed?: Yes

Pool: usually operates from mid-April to mid-October

Heating: Central 15:10 to 15:04

Cot hire: 50 euros per week

High chair: 50 euros per week

Air conditioning 10€ per day