

# Villa Ariosa

Region: Tuscany Sleeps: 8

## Overview

Just a stone's throw away from the sea, Villa Ariosa is a rustic holiday house located near a small harbour town on the slopes of Mount Argentario on Italy's west coast.

From the outside, its Mediterranean terracotta façade echoes the sun-baked beach below, while its expansive interiors are artfully dotted with vintage furniture and old-school collectables. The semi-detached house has its own garden spread across multiple floors and is framed with trees, set in the nook of gently sloping grounds.

Spread across three floors, it invites guests to immerse themselves in its romantic charm. A large living area with plenty of seating options offers modern comfort, while direct views of the azure sea highlight its idyllic position. In the evening, curl up in front of the open-hearth fireplace to reach the state of total relaxation. The rustic-chic dining area retains some original features and décor, such as typical Italian ceramics and display cabinets, allowing you to travel back in time with a lovely frisson of historical role-playing. The five bedrooms sleeping up to eight guests are scattered across each level, offering larger friend groups and families enough space to enjoy privacy when needed. For an extra fee, a double sofa-bed can also accommodate a further two guests.

Due to the property's period features such as the terraced garden, stone steps and precious furnishings, Villa Ariosa's old-world beauty is best appreciated by families with older children and friend groups seeking a charismatic holiday.

When you're ready to leave this stunning oasis, the well-known fishing village Porto Santo Stefano is virtually at your doorstep. Head down to walk through its cobbled alleyways and enjoy a magical lunch at one of the many sun-soaked terraces before strolling around the port. The two nearby beaches, Pozarella and La Soda located only a short walk away from the villa will allow you to swap your bed for a lush backdrop when in search of an afternoon-siesta spot.

One of the Tuscany's major towns, Grosseto is only 45km away and includes notable highlights that can all be explored in one day. Its old town is enclosed by a 16th-century hexagonal wall, while the Romanesque cathedral and an archaeological museum with Etruscan artefacts are also worth a visit. From here, you're only a short drive away from the Maremma Regional Park also known as the Uccellina Park – a protected wildlife area full of wild beaches,



forest trails and thrilling landscape combining salt marshes with mountains and open plains.

## Facilities

Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Beach • BBQ • Satellite TV • Working Fireplace/Woodburner • High Chair(s) • Watersports • Sailing • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips

# Interior & Grounds

## Villa Interior (200m2)

### Ground Floor

- Open-plan living room with fireplace and TV
- Dining room
- Kitchen with oven, dishwasher, gas hob, toaster and electric coffee machine
- Single bedroom
- WC
- Exit to the terrace

### First Floor

- Double bedroom
- Single bedroom
- Family bathroom with a bath, shower, WC and bidet

### Lower Ground floor

- Large living room with double sofa-bed and dining table
- Double bedroom
- Twin bedroom
- Bathroom with WC and shower
- Bathroom with WC and shower
- Exit to the terrace

### Outside Grounds

- Terraced garden with lawn and flowers
- Terrace
- Garden lounge furniture
- Outdoor dining table and chairs
- Barbecue
- Parking spot for two cars

### Facilities

- Wi-Fi
- Satellite TV
- Open-hearth fireplace
- Washing machine



## Location & Local Information

Villa Ariosa sits on a paved road dotted with other holiday houses and thanks to its elevated position and terraced grounds, it's hard to feel anything but a sense of serenity when gazing out over the saturated, otherworldly blue of the sea below.

The pretty seaside town Porto Santo Stefano is the ideal central point from which to explore the beautiful bathing spots and landmarks of Tuscany's Province of Grosseto. Overlooking the harbour, the town's ancient Spanish fortress built in the 17th century to control the port during the Spanish occupation hosts regular exhibitions. At the main square Piazza dei Roni, you can find many terraces overlooking the sea and spend some time people watching with a glass of Italian Sangiovese. If you visit the port in the afternoon, you can also witness the fishermen arrive at the docks and land fresh fish from their boats.

Thanks to its prominent connections to nearby islands and the mainland, you can hop on a boat tour to the famed Isola del Giglio. The island is one of the seven others that form the Tuscan archipelago, and it houses the remains of a Roman villa of Domitius Ahenobarbus, as well as a dream-like lighthouse. With a small town centre and plenty of picturesque swimming spots, it's the ideal choice for a day trip on a sunny day.

When you've had enough of the sea and swimming for a while, take advantage of the beautiful natural landscape around and drive to the summit of Monte Argentario. At an altitude of 273 metres, you can find an 18th century-style monastery Noviziato Padri Passionisti with many relics of St. Paul, offering breathtaking views of Argentario below. A little bit higher at the altitude of 645 metres above sea level lies the summit Argentario Punta Telegrafo. From here, you can see all the way to the islands of Giglio, Giannutri and Montecristo.

A little further north, Grosseto is the provincial capital of the Maremma region and can be reached in about 45 minutes. Main highlights include the Cathedral of San Lorenzo with a famous painting Madonna delle Grazie dating back to 1470, 16th-century city walls and an archaeological museum with Etruscan objects alongside a plethora of charming trattorias and cafés.

Intrepid travellers and those who wish to extend their trip can hop on a ferry from Civitavecchia to the Mediterranean island Corsica. The journey takes around five hours, making it a great option for a weekend stay.



## Local Amenities

Nearest Airport

**Leonardo da Vinci International Airport  
(143 km)**

Nearest Airport 2	<b>Pisa (197 km)</b>
Nearest Town	<b>Porto Santo Stefano (3.7 km)</b>
Nearest Beach	<b>(250 m)</b>
Nearest Restaurant	<b>(2.6 km)</b>
Nearest Ferry Port	<b>Porto Santo Stefano Terminal Traghetti (3.5 km)</b>
Nearest Golf	<b>Argentario Golf club (7.5 km)</b>
Nearest Supermarket	<b>(3 km)</b>

## What we love

- The villa's charming interior and terraced garden are full of cosy reading nooks and crannies
- Sip your morning coffee to the sounds of chirping birds as you soak up panoramic views of the sea below
- In just 5 minutes, you could be dipping your toes in the crystal-clear sea on one of the two beaches nearby
- The handy, local bus will take you to the picturesque town of Porto Santo Stefano in just 10 minutes

## What you should know...

- This villa comfortably sleeps eight guests, whilst an extra two guests can be accommodated on a double sofa bed at an additional cost. Please see the 'Features' tab for full details and enquire should you require the 10-guest price.
- Due to the villa's period features, some of the garden walls are low and unprotected and there are several sets of stairs - children should be supervised when outside.
- The romantic, open-hearth fireplace is the only heating option in the villa
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 7.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Energy costs included?: Yes.
- Minimum stay: 7 nights from mid-May to mid-September. 3 nights during all other periods.
- Changeover day: Saturday from mid-May to mid-September. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: A highchair is available on request.
- Other Ts and Cs: This villa comfortably sleeps eight guests, whilst an extra two guests can be accommodated on a double sofa bed at an additional cost. Please see the 'Features' tab for full details and enquire should you require the 10-guest price.