

## Tuscany Villa on the coast

- └ Barbeque
- └ Chef on request
- └ Maid service on request
- └ Panoramic views
- └ Private garden
- └ Private pool
- └ Trekking itineraries

Bedrooms	4
Bathrooms	3
Living Area	300 m <sup>2</sup>
Terrace	1000 m <sup>2</sup>
Parking	Yes
Heating	Yes
Built in	1900



Set on a hillside in a typical

Maremma landscape, this Tuscany villa is the perfect shelter from the city life. The location is one of the most fascinating of Tuscany for the unspoiled nature, the beautiful sea with extended wild beaches, the Etruscan villages and the wine and gastronomic culture. The property is therefore an ideal choice for those looking for

a completely private and relaxing holiday as well as for touring the surroundings. Being at only 20 minutes from the beaches it can also combine country life with sea life. The panoramic position offers the most spectacular views on the sea and on the Tuscan Archipelago, with the Giglio island just in front of the lovely equipped terrace, a few steps from the swimming pool, providing a unique scenery where to enjoy magical sunsets. The accommodation is split in two buildings which have been both restored retaining the original character and have been furnished in a country bohemian style, giving to the interiors an intimate feeling without scarifying the simplicity of its original country character. The house, reachable through a 2,6 km unmade road, is surrounded by a typical Mediterranean garden, with olive trees, rosemary and lavender plants, and a wild, natural vegetation all around, wonderful for walking and exploring. The outdoor life is particularly enjoyable for the large flat garden, ideal for children, and for the several relaxing and dining areas, including a lovely vineyard pergola equipped with table and chairs.

### UPPER HOUSE

Ground floor: Kitchen opening to a veranda with outdoor eating area; study with sofa-bed; double bedroom; bathroom (shower only); laundry.

### LOWER HOUSE

Ground floor: Living room; small kitchen; twin bedroom; double bedroom; twin bedroom (more suitable for children and teenagers); bathroom (shower only); bathroom (bath & shower).

## PRICES

Season	Low	Med	High
2015	03/01-27/03	28/03-10/04	
	11/04-29/05	30/05-03/07	04/07-28/08
	03/10-18/12	29/08-02/10 19/12-01/01	
Prices	2250 Euro	2550 Euro	3900 Euro
Included	Water, gas, electricity Maid service is included 3 hours a day, 3 days a week.		

Season	Low	Med	High
Not included	Final cleaning Security deposit: 750 €		



## Property Location



## Property URL



<http://toscanet.com/property/tuscany-villa-on-the-coast/>