



*Podere dei Limoni
is simply a dream
come true!*

Podere dei Limoni

Nr Capalbio, Maremma, Tuscany

In the most magnificently unspoilt and tranquil position enjoying mouth watering views to the sea and Monte Argentario, Podere dei Limoni is quite simply wonderful, tasteful, luxurious and magical!

Set amidst the hills of Capalbio in Maremma, Podere dei Limoni is literally 'the creation' of its charming and highly talented fashion photographer owner from Rome. In this unspoilt, wild and protected area of natural beauty with views to the crystal clear sea, this marvelous home was created from nothing about eight years ago. With great respect for the local environment and rules and regulations, this stunning two storey building (typical Maremma style) came to fruition together with the additional single storey extension and consequently the creation of an outstandingly chic, spacious and extremely comfortable home.

Walking into the entrance hall one is struck by the storm lanterns stylishly positioned with different sized candles on a table with the view beyond through the garden to the glimmering sea in the distance. Space, light, numerous independent areas, every comfort possible, a fabulous collection of contemporary art, exquisite furnishings and a sense of total privacy and tranquility make one feel immediately relaxed and at home. Here, at Podere dei Limoni there really is a great

vibe. The large living room and dining room (with its fabulous long table ideal for entertaining), are divided by a low wall acting like a 'theatre curtain' where one can see through to each space and onto the garden on either side. Beyond the dining area is the really high tech, super well equipped fantastic kitchen which leads to a great covered al fresco dining area with spectacular large round wooden table to seat 12/14 people.

Against the otherwise neutral backdrop of white walls, polished concrete or parquet floors, tadelakt bathrooms and stairwells are textural natural fibres such as bamboo or sheer linen curtains, with bursts of colour coming from an eclectic mix of contemporary art. All bedrooms are spacious and every room has its own *via di fuga* — a private escape for people to come and go from the house, whether it's to the pool, terrace or garden, without having to pass anyone else. Woven beach baskets and towels are left out for guests to use during their stay and every minute detail has been considered to ensure maximum comfort, relaxation and sense of well being.

The house, pool and garden purposely disappear into the landscape. The stone used for the infinity pool is the same colour as the earth; drywalled garden beds overflow with rosemary, lavender and Macchia Mediterranea, the area's prolific indigenous scrub. Large mulberry trees shade the house from the hot summer sun; the first-floor terrace off the main bedroom hides behind a rustic canopy and billowing beds of hydrangeas and agapanthus. With help from famous landscape gardener Enzo Margheriti (who designed Ferrari in Modena and has worked with Norman Foster), through every window or door you see lush, verdant green. Whether by the pool, relaxing on a sofa outside the house, on the daybed on the terrace of the top master bedroom - everywhere feels like serendipity! Immersed in the wonderful Maremma nature, with the spectacular view to the Tyrennian sea, Podere dei Limoni is simply a dream come true!

Unwinding, lying with a book by the pool and enjoying long lazy al fresco meals is hard to beat at Podere dei Limoni but of

course there is lots to see and do nearby should one feel so inclined! Just down the road a few kilometres are the clean, long, sandy beaches and the opportunity to swim in the clear, warm sea and a fish lunch or dinner at enchanting private members club La Macchia (where the owner of Podere dei Limoni is a life member and can organise access for guests during their stay). A private boat trip over to Giglio or Giannutri from Porto Ercole is also a wonderful experience and can easily be organised for guests at the villa. Alternatively, for those interested in wine then there are many superb wineries including excellent Monteverro in nearby Capalbio and a little further way are Bolgheri, Sassicaia, Biondi Santi and Argiano, not forgetting the many hilltop Etruscan towns for those interested in culture and history.

Podere dei Limoni, with its charm, elegance, warmth and truly captivating location, cannot be too highly recommended and Merrion is proud to include it in her Tuscan portfolio of properties.

INFORMATION

Sleeps:12

Service:

- Permanent staff at the property who provide daily maid service, garden & pool maintenance

Available on request:

- Cook service
- Cookery lessons
- Yoga & Massage
- Private wine tastings
- Manicure & Pedicure

Accommodation:

- Hall
 - Large open plan living room and dining room
 - Kitchen
 - Guest cloakroom
 - Two double/twin bedrooms with bathrooms en suite, sitting room
- Garden level:
- Two double/twin bedrooms with bathrooms en suite and opening onto the garden
 - Sitting room
 - Additional double bedroom available on request (supplement payable)

First floor:

- Master Suite
- Double bedroom with bathroom en suite - both onto terrace with day bed and stone steps down to the garden



Merrion Charles

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Amenities:

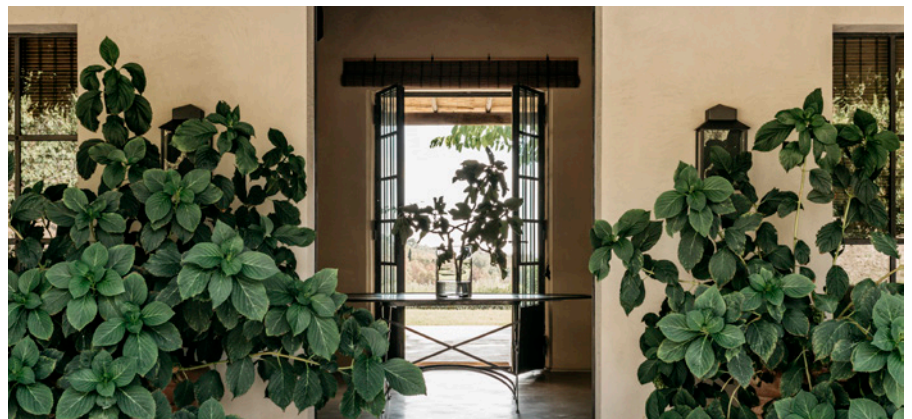
- Private infinity pool with jetstream 4m x 20m (optional heating)
- Free high speed Wi-Fi
- Satellite TV
- DVD
- Stereo player
- iPod docking station
- Two washing machines, Dishwasher
- Air conditioning in all bedrooms and in the two sitting rooms
- Ceiling fans throughout except in the Garden level rooms
- Photovoltaic and solar panels
- Underfloor heating
- Hairdryers
- Fine linens and bath products
- Ice maker, coffeemaker, microwave
- 2 ovens

Places of Interest & Activities nearby:

- Train station Capalbio Scalo 15mins
- Capalbio with shops and restaurants 15mins
- Porto Ercole 30mins
- Porto Santo Stefano 40 mins
- Terme di Saturnia (spa and medieval city) 45 mins
- Horse riding, Tennis, Boat tours, Wineries at Bolgheri and Montalcino
- Etruscan archeological sites and cities at Tuscania, Tarquinia, Pitigliano, Sorano, Sovana & Volterra
- Florence 2hrs
- Siena 1.5hrs
- Central Rome 2hours.

Airports:

- Rome Fiumicino 1hour
- Pisa 1.5hours
- Grosseto private airport 40mins



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La Macchia Private Club

