



*Luxurious and stylish
yet homely and with
character, it really is a
superb property.*

Vineyard Villa

Nr Castiglione della Pescaia, Maremma, Tuscany

With its spectacular location, mesmerizing views, beautifully appointed interiors and furnishings, fabulous large pool and superb facilities, Vineyard Villa is an exceptional find in the heart of magical Maremma and a fantastic venue for a family gathering.

Surrounded by its many hectares of vines, Vineyard Villa is set in a highly enviable slightly elevated position enjoying mouthwatering views to the coast, the turquoise sea, the islands of Elba and Giglio and Monte Argentario. The garden at Vineyard Villa is simply divine with the climate of the Maremma area creating exquisite scents from the rich vegetation of plants and flowers whether one is lying by the pool, on one of the loggias or above on the terrace of the master bedroom. Having arrived at Vineyard Villa the idea of moving far from this exceptionally beautiful and tranquil location becomes quite a challenge!

Villa Vineyard has been very thoughtfully designed and is divided between the north and sections providing ample space for groups of up to 14 people and ideal for family gatherings with its combination of double and twin bedrooms, numerous bathrooms and beautifully appointed living areas. The property is stylish and furnished to a very high standard whilst cleverly maintaining the feeling of a much

loved home. Both parts of the house enjoy spacious, light and welcoming living areas with top quality sofas, lots of books and interesting art and artefacts. Two kitchens provide additional practical options from which to prepare meals depending on choice of dining venue and each is well equipped and designed. The loggia of the southern section of the house is truly magical with its large glass doors opening back from the living/dining room onto the dreamy loggia. Here, guests can enjoy aperitivi on a soft comfy sofa before dinner together around the fabulous long table of the loggia. Alternatively, leading from the kitchen of the north section into the garden there is another fabulous long dining table with fabulous barbecue area at one end.

Many bedrooms have independent access to the garden and the master bedroom in the tower has a private terrace from which one can soak in the exceptional view. Shower rooms are all of a very high quality with Tuscan toiletries provided and fine linens in the bedrooms. Colours throughout are relaxing pastel and with plenty of

cupboard space, mosquito nets and air conditioning guests will find there is nothing left wanting at Villa Vineyard. The infinity pool is perfectly positioned and guests will cherish lying here with a book, soaking in the view and switching off from the outside world. There is another barbecue area at one end of the pool plus plenty of attractive sunbeds on which to relax.

The Maremma is an area of very special natural beauty with its wild untouched countryside and expansive coastline of sandy beaches backed by umbrella pines so if one can drag oneself away from Villa Vineyard then there is of course plenty to explore! Nearby are some wonderful sandy beaches including romantic and hidden away Cala Violina and not far away is Punta Ala with its golf course and boating facilities. The town of Castiglione della Pescaia is enchanting and, should one wish to venture a little further, then to the north is Baratti Beach below Populonia and to the south the wondrous promontory of Monte Argentario not forgetting the wines of Bolgheri!

Merrion Charles

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Villa Vineyard is a special find indeed. Luxurious and stylish yet homely and with character, it really is a superb property for a three generation family holiday or gathering of friends coming from far and wide. Merrion is proud and delighted to include Villa Vineyard within her portfolio – an unforgettable destination for a memorable holiday in the Maremma.

INFORMATION

SLEEP: 10/14

SERVICE :

- Maid service 4 hours 5 days per week for 14 guests and 3 hours 5 days per week for 10 guests
- Cook service on request

ACCOMMODATION:

South section:

- Kitchen
- Living/dining room
- Double bedroom with four poster bed & shower room en suite and terrace in the tower
- Double bedroom with four poster bed & shower room en suite (access to garden)
- Studio bedroom with bunk beds & shower room en suite
- Double bedroom with shower room en suite (access to garden)
- Twin bedroom with shower room en suite,
- Loggia with outside living and dining area

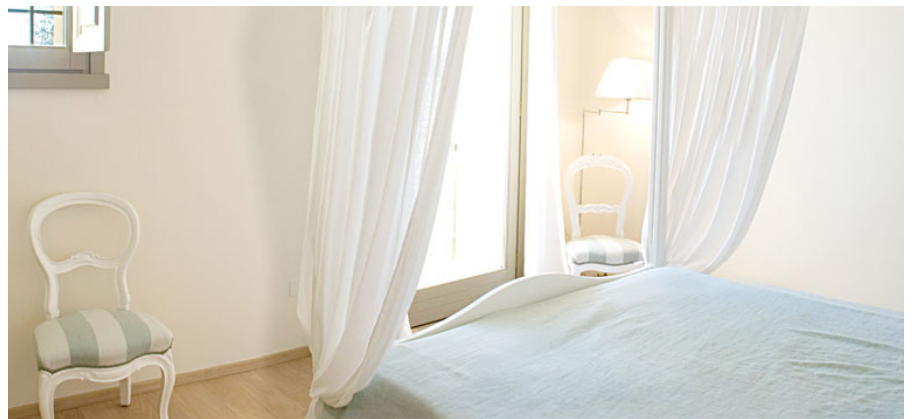
North section:

Ground floor:

- Kitchen
- Living/Dining room
- Loggia with outside dining area and bbq
- Twin bedroom with shower room en suite

First floor:

- Double bedroom with terrace
- Shower room
- Twin bedroom with shower room en suite



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AMENITIES

- Private pool 15m x 5m (salt system)
- Two Barbecues
- Internet Wi-Fi,
- TV
- Washing machine
- Dishwasher
- Mosquito nets
- Ping pong
- Air conditioning (payable extra locally)

PLACES OF INTEREST NEARBY:

- Castiglione della Pescaia 5 minutes
- Cala Violino 20 minutes
- Punta Ala (golf) 30 minutes
- Two tennis clubs nearby
- Giglio Island
- Monte Argentario

AIRPORTS:

- Rome Fiumicino 200kms
- Pisa 133kms
- Florence 150kms
- Grosseto 25kms

