

# 360

PRIVATE VILLAS

## VILLA CAPALBIO

TRADITIONAL & UNIQUE | TRADITIONAL ITALY



**5 Bedrooms**



**10 Guests**



**POA**



- > Air Conditioning
- > Chef service available
- > Family villa
- > For large groups
- > Gym
- > Heatable Pool
- > Infinity Pool
- > Near golf courses
- > Near shops/restaurants
- > Near the beach
- > Romantic villa
- > Secluded location
- > Table tennis
- > With cot / highchair
- > With WIFI

"A beautifully renovated country villa with indoor spa and outdoor infinity salt-water pool with splendid panoramic views over the Maremma countryside is the perfect home for a family holiday in southern Tuscany, just 10 minutes' drive from the coast and its long sandy beaches".

Sympathetically refurbished in recent years in keeping with the natural and historical surroundings, this substantial country property combines architectural elements from the local rural tradition, such as the exposed beams and white-washed oak flooring inspired by ancient Tuscan barns with the high tech and modern interior decor. The villa features a wonderful indoor heatable pool (heating at extra cost), an external infinity pool and a glorious garden. The indoor heatable pool (11m x 4m) is usually closed from June until mid-September and it can be available only on request at extra cost from mid-September until May or other period to be agreed. The location is perfect for a family holiday in Italy, close to the beach and many quaint villages and sites. All rooms are flooded with light thanks to the numerous windows and French windows.

## **ACCOMMODATION**

(700 m<sup>2</sup> over 3 floors)

### **Ground floor:**

The central portion of the house is made up of a large split level living room and an open space concept, modern fireplace.

Spacious dining room with table for 12 people, pool table, doors to patio and garden.

Large kitchen with a working fireplace, a grill, 5 burners, an oven, a dishwasher, a large fridge and a table that seats 14 facing an outdoor living space with BBQ and table for 12.

Bedroom 1: Master bedroom with a private bathroom, door to patio.

Bedroom 2: Double bedroom, bathroom.

Spacious fully equipped kitchen with a large table capable of seating up to 14 guests.

### **First floor:**

Comfortable living room with a Home-Video system with a Plasma Monitor 50" and Dolby Surround, equipped with DVD player, a choice of 500 DVD's, and subscription to Sky TV makes it practically a home theatre.

Bedroom 3: Double queen bedroom, private bathroom, door to terrace overlooking the hills, furnished with two sun-beds and a table for two.

Bedroom 4: Double bedroom.

Bedroom 5: children's room with 2 twin beds convertible in a king size bed.

Shared bathroom with a shower.

### **Lower ground floor:**

Spa area with indoor 11m x 4m heatable pool (depth: 1.60m) flooded with natural light through 5 big skylights.

40 m<sup>2</sup> fully equipped gym with 4 Technogym machines and a 55" flat TV screen for tutorial.

Toilet.

Staff accommodations: comprising a kitchenette, living area, sofa-bed, double bedroom, shower room (can sleep up to three people).

Laundry room.

### **Grounds:**

20,000 m<sup>2</sup> of private grounds comprising well-tended gardens, lawn areas, mature fruit trees and herbs.

Private 16m x 8m, salt-water, infinity pool (depth: 2.5m; Roman steps), designer loungers with comfortable mattresses, a shaded area with pitched awnings. Table tennis. Outdoor shaded dining area with BBQ.

Covered parking for 4 cars and outdoor parking for at least 3 cars.