

Villa Airone

Region: Tuscany Sleeps: 10

Overview

Villa Airone epitomises Tuscan grace and charm - a large, elegant, stand-alone farmhouse style home clad in terracotta roofing and ochre-toned exteriors with pretty olive-hued shutters, overlooking the wonderful Renaissance-esque hills and woods. While the traditional features convey authentic Tuscan style - exposed timber beams, barn style buildings and white-washed oak flooring - the interiors are finished with perfect contemporary polish and quality.

Set in a rural spot, with wonderful far reaching views, guests will stop to draw breath as they encounter this luxuriantly-quirky home which embodies understated prestige of impeccable taste and style. Stunningly secluded in a rustic spot surrounded by rolling hills, Villa Airone is framed by trellis-covered verandas with a "cloister" feel, balconies offering panoramic views and expansive lawns.

The beautiful pool, with azure waters is framed by generously proportioned decking space with great lounging potential and comfortable day beds; there is a choice of outdoor dining areas, from the pool side gazebo style al fresco spot - ideal for afternoon nibbles or a post swim breakfast of fresh coffee and pastry, to the shaded veranda complete with outdoor kitchenette and barbecue, ideal for evening meals as a family or group. Imagine sitting back at the end of a day on the beach, as the sun softens over the hills, enjoying *aperitivi* and a local wine!

The living spaces are chic and classic - finished with panache and style, wonderfully selected furnishings in quality raw materials, whilst artefacts, wonderful artwork and ambient lighting make this space very much and "home from home" - it couldn't be further from a sterile, anonymous holiday home.

Large open plan living is broken up into naturally separate spaces, the wonderful solid wood table will easily seat parties of up to twelve, whilst every comfort is provided whether guests be holidaying in summer or winter. Leather, mahogany, solid wood, marble and stone - bookshelves with interesting reads and eastern spiritualism inspired statues - this home is brimming with character and individual verve.

The kitchen is both smart and functional - great for eating in, whether it be children's meals or afternoon snacks, or relaxed breakfasts. It provides state of the art fittings and a chic monochrome colour-scheme, whilst the views of the wonderful rolling hills are visible from every angle.

Each of the five bedrooms finished with impeccable taste and style, each with its own bathroom and far reaching views, elegant design accents with stunningly selected furnishings, crisp quality bed linen and abundant fluffy towels.



For a stylish, effortlessly luxurious and prestigious Tuscan holiday environment, where subtle opulence abounds, a sense of bygone years with the faithful preservation of original features, whilst every impeccably placed modern touch is integrated, including helpful on hand staff, simply look no further!

Please note the indoor swimming pool (at an extra cost) is currently closed until further notice due to maintenance issues.

Facilities

Indoor Games • Special Offer • Has Discount • Quirky (Unique) • Wow Factor • Rural Location • Maid Service Included • DVD • Gym/Fitness Room • Chef/Cook Included • Air-Con • Wi-Fi/Internet • Wellness • Pre-Stocked Fridge Available • Breakfast Available • Babysitting Available • Self-Catered • Private Pool • Heated Pool • Laundry Service • Beach Nearby • Ideal for Teens • Walk to Restaurant • Ideal for Parties • Ground Floor Bed & Bath • Satellite TV • Pool/Snooker • Working Fireplace/Woodburner • Heating • Sailing • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Airone can accommodate up to 10 guest with 5 double bedrooms and 4 bathrooms.

Ground Floor

- Large fully equipped kitchen
- Living room with 360°chimney, dining area and pool table
- Master bedroom with en-suite bathroom
- Double bedroom
- Bathroom

First Floor

- Living room with TV, and Dolby Surround
- Double bedroom with en-suite bathroom and a terrace overlooking the hills
- Double bedroom
- Children's room with two beds
- Bathroom with a shower

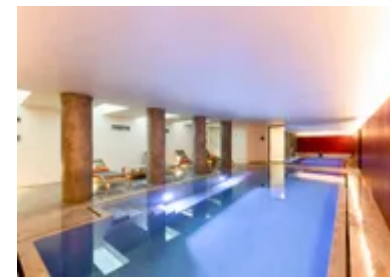
Lower Ground

- Indoor swimming pool available mid-September to May only and at an extra cost (please note the indoor pool is currently closed until further notice due to maintenance issues)
- Gym (40m2) with equipment and video tutorials for training
- Laundry area (not open to guests, only accessible to the housekeeper)
- Staff quarters (double bedroom, bathroom, kitchenette, sofa bed)*

**Staff quarters available at an extra cost only, please enquire.*

Outside Grounds

- Patio with BBQ and table with chairs
- Covered dining area
- Relaxation areas
- Heated outdoor swimming pool (8m x 10m), available all



year (weather permitting)

- Poolside pergola and two teak platforms (100m2)

Facilities

- Air conditioning in every room

Location & Local Information

The charming village of Carige is a five-minute drive from Villa Airone, where all the traditional amenities such as newsagent and bakery are available as well as supermarket and service station.

There is also a hotel within a 10-minute walk (open in the summer months only) which features a restaurant, spa and padel court that are available for Villa Airone guests to book. Other restaurants are within a short drive.

This landscape is considered among the best that Tuscan Maremma region has to offer, with its splendid hills, elegant architecture, olive trees and vineyards the views at every turn are enchanting and awash with seasonally changing colours.

At just ten minutes from the local beaches, there are an array of options to choose from, while these are generally not of a commercial nature and the sea is among the most uncontaminated of the Italian coast.

For outdoors enthusiasts, the options for strolling and hill walking are plentiful, while history and archaeology lovers will enjoy the castles, monuments and historical preserves that the region offers. Autumn is a wonderful time to visit the thermal baths at Saturnia, while spring offers a vibrant explosion of flowers and plants.

Capalbio is certainly worth a visit; a walled hilltop town with winding streets and lovely little antique houses, while a walk around the castle walls provides views across Maremma and down to the sea. Further on, an ideal day trip for the family would be renting a boat or taking a leisurely ferry trip to one of the nearby islands of the Tuscan archipelago.

Rich in artistic heritage, the ancient villages starting near Capalbio through to the cities of Siena (the quintessential medieval city) and Florence, the latter considered the birthplace of the Renaissance. Whether it be wine tasting in Chianti, a trip to the hill towns of Montepulciano and Montalcino, or a visit to the leaning tower of Pisa, visitors to the region will sense that they can barely stretch the surface of the potential on offer!

Local Amenities

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| Nearest Airport | Rome International Airport (120 km) |
| Nearest Airport | Pisa International Airport (210 km) |
| Nearest Village | Capalbio (6 km) |
| Nearest Shop | Shops and supermarkets (6 km) |
| Nearest Restaurant | Hotel restaurant (summer only) (10-minute walk) |



What we love

- The light, dazzling outdoor pool is set overlooking lawns and rolling countryside
- Housekeeper and cook on hand for that perfect blend of hotel style convenience within the privacy of a secluded idyll
- Wonderful outdoor spaces: summer kitchen and patio, organic garden, barbecue and trellis-shaded verandas offer a glut of choice for al fresco dining or drinks
- Rural and agrarian location whilst being a short drive from shops and amenities, and wonderful stretches of coastline

What you should know...

- Charges apply to use the indoor swimming pool (which is available October to May only) and advance notice is needed - please see the 'Extras' tab for details.
- Staff quarters (up to two people) located on the lower ground floor, available upon request at €1000 per week - please enquire. If not reserved, this area will be closed.
- Youngsters and smaller children will need to be monitored by the pools and on internal stairs, whilst this home remains a family friendly option.
- A discreet gardener tends to the pool and gardens six days a week - usually very early in the morning so you may not see them!
- Walking distance to the nearest restaurant however please note that some parts of the route do not have pavements.

Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. – 7.00 p.m. Check-in outside this time is subject to an extra cost. Please enquire for more details. No arrivals after 11.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included in rental price (except heating).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Staff quarters (up to two people) located on the lower ground floor, available upon request at €1000 per week – please enquire for more info. If not reserved, this area will be closed. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note that the 15th of August the cleaning service is suspended due to national holiday. Please enquire for more information. Please note that the use of any external caterers and/or contractors is not permitted 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday from approximately June to September. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €500, payable locally in cash. 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights approximately June to September. 3 nights during all other periods.
- **Heating costs included?:** Extra €500 per week, payable locally in cash, applicable in winter months.
- **Pool heating charge?:** The indoor swimming pool can be heated, to be requested at least one month before arrival, extra €1500 per week payable locally in cash. The indoor pool heating is available from October to May. This time frame may change without notice, please enquiry for more info.
- **Internet access?:** Wi-Fi connection included
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The outdoor pool is open all year round and it's not heated. Please note that outdoor pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** Pending. IT053003C2II3FG9J5