

# Villa Acquacotta

**Region:** Tuscany   **Sleeps:** 10

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## Overview

Not far from the wild beach of Alberese and in the heart of the Maremma region of Tuscany, gaze at pine, cypress and olive trees from your beautiful holiday home overlooking its glorious gardens and swimming pool.

Villa Acquacotta is a wonderfully renovated abode which offers charm and serenity in a stunning part of southern Tuscany, set in fifteen hectares of land and only 25km from the coast. In a panoramic position on a hill, with the swimming pool positioned in the wonderful sloping gardens below, the interiors of the villa are both graceful and charming, full of warmth as well as comfort.

Furnished traditionally yet with elegance, the spacious living area features sculptures, books and antique pieces alongside sumptuous sofas and a dining table. Downstairs, a double and two twins are so pretty with canopied beds and en suite shower or bathrooms whilst upstairs, under the wood-beamed eaves, a fourth bedroom has a four-poster double and such romantic views through the little picture-book windows. Extra touches such as mini fridges in the bedrooms, hairdryers and air-conditioning throughout add to the overall relaxing ambience of this gorgeous and much-loved home.

The hospitable owner can arrange a cook to prepare traditional meals from the Maremma region, some of the most delicious Tuscan fare from cured meats and local cheeses to wild boar, chestnuts, saffron, honey and the most amazing extra virgin olive oil. Dine with family or friends al-fresco by the pergola, enjoying views of the surrounding land and countryside beyond.

Spend time by the wild sandy coastline of the Parco Naturale della Maremma, a paradise not only for beach lovers with the renowned Marina di Alberese but also



nature enthusiasts who can hike, cycle, horse-ride or even canoe through the extraordinary landscapes of this region.

Further north, Castiglione della Pescaia is a seaside resort full of charm with long beaches backed by pine forests whilst the wetlands of Orbetello, heading south, will delight bird-watchers with over 250 species of migratory and resident birds.

Then there's little villages to explore, the Morellino vineyards of Scansano to visit and the historic towns of Grosseto and Massa Marittima to admire. Even Siena is just over an hour away – there is so much to discover in this captivating part of southern Tuscany.

## Facilities

Tennis Nearby • Cots (Cribs) • Maid Service Available • Private Pool • Rural Location • Romantic • Beach Nearby • Air-Con • Golf Nearby • Wi-Fi/Internet • Villa • Chef/Cook Available • Kid-friendly excursions • Water excursions/Boat trips • Cooking Classes Available • Wine-Tasting Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

Property Licence Number: 053011LTI0251

## Villa Interiors (220m2)

### Ground Floor

- Open-plan living area and library
- Dining area for up to 10 guests
- Kitchen, well-equipped including dishwasher, oven, microwave, coffee maker, fridge-freezer
- Laundry room
- Guest WC
- Bedroom with double bed and en suite bathroom with bath/shower
- 2 x Bedrooms with twin beds and en suite bathroom with bath/shower

### First Floor (partly sloping ceilings)

- Bedroom with double bed and en suite bathroom with bath/shower. Two additional single beds can be added to this room on request

## Outside Grounds

- Swimming pool (14m x 5m, max depth: 1.6m)
- Sun loungers and parasols
- Pergola for al-fresco dining
- Barbecue
- Large garden with trees (sloping grounds)
- 10 hectares of land
- Covered parking

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- TV
- Small fridges (in each bedroom)
- Mosquito nets
- Iron and ironing board





## Location & Local Information

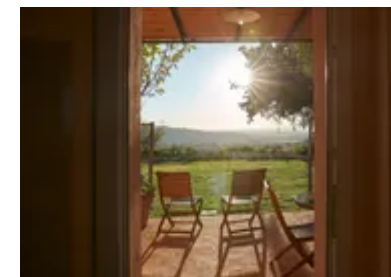
In the Maremma region, surrounded by the glorious landscapes of Tuscany yet also just 25km from the sea, Villa Acquacotta enjoys a beautiful position on a little hill overlooking its swimming pool below with cypress, olive and pine trees dotted across its gardens and vast grounds.

The local village is about a 10-minute drive away where you will find a small handful of restaurants as well as shops and a pharmacy. It's a small yet charming village which is rich in history and features the ruins of an old castle, close to the banks of the Ombrone river.

The Tuscan town of Grosseto (13km) is a joy to explore with its historic architecture and Etruscan heritage (be sure to visit the impressive Museo Archeologico della Maremma). Admire the beautiful buildings in the old town and soak up the authentic ambience in traditional restaurants serving wonderfully cooked food from the Maremma region, accompanied by wine from the nearby Morellino vineyards.

The Tuscan coast is easily reached with the renowned Marina di Alberese just 25km away, part of the Parco Naturale della Maremma with gorgeous sandy shores backed by incredible nature. This parkland (also called the Uccelina Park) is a paradise for hikers, mountain bikers and horse-riding enthusiasts (or even donkeys) with trails to follow allowing you to discover the outstanding beauty of this region. Watch out for rare bird species and wild animals, hire canoes for guided excursions along the Ombrone or cycle along the path that connects Alberese to the beach.

Further north, Castiglione della Pescaia (32km) is a historic seaside resort and fishing village with stunning beaches backed by pine forests and surrounding landscapes that are also wonderful for bird-watching. In the summer you'll find beach clubs as well as sailing, boat trips and other watersports such as wind-surfing, kite-surfing and banana boats.



There’s more canoeing, bird-watching, hiking and horse-riding opportunities in Orbetello (45km), home of incredible wetlands (Oasi WWF Naturale di Orbetello) with over 250 species of migratory and resident birds including the Camargue’s pink flamingos in the winter.

Other wonderful historic villages dotted across the Maremma region, where you can again experience the culinary traditions of the area, include Magliano, Pereta and Pitigliano whilst wine-lovers should head to Scansano to sample wines in the Morellino vineyards.

Massa Marittima (58km) with its magnificent cathedral is another fine day out or head even further into the heart of southern Tuscany to visit Siena (80km), just over an hour by car.

Local Amenities

Nearest Airport	Pisa (170km)
Nearest Airport 2	Rome Fiumicino (190km)
Nearest Train Station	Grosseto (13km)
Nearest Village	Local village (10km)
Nearest Restaurant	Local village (10km)
Nearest Supermarket	Local village (10km)
Nearest Town/City	Grosseto (13km)
Nearest Beach	Marina di Alberese (25km)
Nearest Tennis	Grosseto (15km)
Nearest Golf	Circolo Golf Maremma (a practice range) (12km)

## What we love

- Perched on a little hill, look out over cypress, pine and olive trees which surround the swimming pool in the gardens below
- Antique furnishings, sculptures and canopied beds in the en suite bedrooms make this such an elegant yet welcoming home
- Arrange a cook to prepare traditional Tuscan meals for you to enjoy al-fresco by the pergola, showcasing Maremma's rustic yet delicious cuisine
- The sandy shores of much-loved Marina di Alberese are just 25km away, backed by the Parco Naturale della Maremma with its hiking, cycling and horse-riding trails
- Visit the nearby historic town of Grosseto or head as far as Siena for a wonderful day out

## What you should know...

- Villa Acquacotta sleeps up to 8 guests across four bedrooms plus an additional two guests using two extra single beds (on request) in the upstairs double.
- A car is highly recommended to explore the local area and there is covered parking on site.

# Terms & Conditions

- **Security deposit:** 2024: €1000, 2025: € 500; paid to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** From 4.00 p.m.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Bath towels changed mid-week.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. A cot and highchair are available on request. Villa Acquacotta sleeps up to 8 guests across four bedrooms plus an additional two guests using two extra single beds (on request) in the upstairs double. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. 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. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Please note that 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:** IT053011B52XNT5IS2