

Villa Morellino

Region: Tuscany Sleeps: 6

Overview

Sleeping six guests across three double bedrooms and offering bright and spacious living areas overlooking the landscaped grounds, Villa Morellino is a wonderful base for a family holiday in the south of Tuscany.

Set on one floor, Villa Morellino is warm, welcoming, recently-renovated, and suitable for all ages and abilities due to its stair-free layout. The open-plan living and dining room is the heart of the home with comfy sofas, a flatscreen TV and a dining table where you can gather for meals. Food and drinks can be prepared in the modern, well-equipped kitchen to be enjoyed indoors or on the covered veranda just outside.

After a busy day exploring the local sights, you will be eager to get a good night's sleep in one of the three bedrooms. Two of the bedrooms have double beds and en-suite bathrooms, and the other room has a double bed with access to a family bathroom.

Outdoors, the garden offers even more living space under a covered veranda with a dining table and outdoor sofas. The terrace overlooks an inviting private pool ideal for cooling off on a hot day. There is also a barbecue and a firepit outside and 30,000m² of lawns and grounds set within a wider private estate where guests can unwind.

The private grounds and nearby rural country lanes are perfect for morning walks. You can also head into the hills and trails of The Maremma National Park, which surrounds the home. This expansive area of protected parkland contains mountains, forests and gorgeous sandy beaches around 35km away. If you prefer a lively beach with bars, restaurants and comfy sun loungers, you can find plenty of these too in Talamone and Fonteblanda, each under 40km away by car.

Aside from amazing natural surroundings, Southern Tuscany also boasts historic towns and villages such as Scansano, which is 5km away, Grosseto, which is 32km away and Talamone, which is 38km from the villa. Each town and village has its own charms and attractions, but whichever you visit, you can expect to see pretty, maze-like streets, historic buildings and lovely family-owned restaurants!

Wine lovers will also be thrilled to learn that the rolling hills around the home are dotted with centuries-old vineyards where you can indulge in a day of wine tasting and tour the grounds and cellars before purchasing a few bottles of wine to go with dinner.



Facilities

Wi-Fi/Internet • Villa • Great Value • Tennis Nearby • Watersports • DVD
• Private Pool • Ideal for Kids • Ideal for Teens • Coffee Machine •
Hairdryer • Ground Floor Bed & Bath • TV • Heating • Ceiling Fans •
Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Fishing •
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior (110m2)

Ground Floor

- Open-plan room with floor to ceiling windows and garden access, sofas, armchairs, TV, fireplace and dining table
- Fully-fitted kitchen with breakfast table, oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine and kettle
- 2 x bedrooms with double beds and en-suite bathrooms with a shower, sink, bidet and WC
- Bedroom with a double bed
- Bathroom with a shower, sink, bidet and WC

Outside Grounds (2500m2)

- Private pool (4m x 9.5m, max depth: 1.10m). Open approximately beginning-May to end-September
- Poolside sun loungers
- Landscaped garden with lawn, shrubs and trees
- Covered dining table
- Outdoor sofas
- Barbecue
- Firepit
- Parking

Facilities

- Wi-Fi
- Central heating
- Ceiling fans
- Flatscreen TV
- DVD player
- Washing machine
- Iron and ironing board
- Hairdryers



Location & Local Information

Villa Morellino sits within the verdant hills and fields of The Maremma National Park in Tuscany, within easy reach of the sweeping coastline and historic hilltop towns. Whether you wish to enjoy days in the countryside or would like to discover the area's café culture and museums, you will find plenty of attractions nearby.

The Maremma National Park, which envelops the home and leads out to the coastline, offers guests breath-taking scenery to explore on long walks, hikes or bicycle rides. The park encompasses mountain trails, pine forests, rivers and shrublands. Several unspoilt beaches can also be found within the boundaries of the parkland, around 35km from the home. If you would like to visit a beach with serviced beach clubs, bars and sun loungers, then Talamone Bay, 38km away, is a great spot where you can also enjoy water sports and diving courses.

Though the villa enjoys a leafy location, guests will be able to easily reach the amenities and attractions of Scansano, just 5km away. As you approach Scansano, you will see the imposing town rising from the rocky hilltop and looking down over the valleys below. This beautiful town is medieval in origin though it was added to with the wealth brought in by mining and later wine making in later centuries. Visitors can explore churches, the Palazzo Pretorio and the Archaeological Museum, where you can see finds from early Etruscan settlements in the region. There are also shops selling locally made ceramics, olive oil and the regional wine *Morellino di Scansano*. The restaurants here offer fresh meats and produce from the nearby farms, including wild boar and local honey. If you visit in September, you could join in with a wine festival or watch open-air classical music performances.

Grosseto is the main city in this area, set 32km away from the villa. Often overlooked by tourists due to its tucked-away inland setting, Grosseto is a charming and authentic city with lots to see and do. The city sits inside vast walls once used for defence but has now become a lengthy, tree-lined walkway. Inside the walls, the picture-postcard streets are filled with bustling squares, shops and restaurants. Dante Alighieri Square is at the heart of the city and is where you will find some historic attractions such as the cathedral, ancient churches and palaces. The city is also home to some brilliant museums.

Another place you could visit for dinner or shopping is the village of Talamone which is 38km away. This harbourside fishing village is a lovely place to explore, with the Uccellina mountains as a backdrop and the pretty streets leading down to the sea and a few quiet beaches. The village's main attraction is the staggering 13th-century fortress extended and rebuilt in the 16th century. Visitors will find a wide range of shops, cafes and family-run restaurants here where you can dine al-fresco soaking in the sea views.

Orbetello town and its stunning lagoon are another wonderful location for a day trip and are 45km away from the villa, or maybe your party would enjoy a boat trip to the Monte Argentario promontory or the many unspoilt islands in the bay.

Local Amenities



Nearest Airport	Rome (165km)
Nearest Airport 2	Pisa (184km)
Nearest Train Station	Grosseto (32km)
Nearest City	Grosseto (32km)
Nearest Village	Scansano (5km)
Nearest Bar/Pub	(2km)
Nearest Restaurant	Scansano (5km)
Nearest Supermarket	Scansano (5km)
Nearest Beach	(36km)
Nearest Tennis	Scansano (5km)
Nearest Golf	(27km)

What we love

- Villa Morellino is a spacious family home which overlooks a stunning garden and a patchwork of Tuscan fields.
- With three double bedrooms and large light-filled living and dining rooms, this villa is an idyllic place to stay on a family holiday.
- The garden here offers a private swimming pool, a covered dining terrace and plenty of wide-open space which leads out into the surrounding private estate.
- Several restaurants and shops are a few kilometres from the home, while a larger selection can be found in Scansano, 5km away.
- Some of the area's pristine beaches are reachable within around 35km of the home.

What you should know...

- Villa Morellino is all set on one floor, making it suitable for those with limited mobility.
- Ceiling fans are available at Villa Morellino.
- The home sits within a vast leafy estate in a rural setting, meaning you will need a car to see more of the area.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. A deposit of €600, payable locally, is required for bookings of guests or groups under 21 years of age.
- **Arrival time:** 4:00 p.m - 8:00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 8:00 a.m - 10:00 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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:** Sunday. All other days on request.
- **End of stay cleaning available?:** No. €200 , paid with balance. This is for a standard changeover clean. 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?:** Extra €5/mc, payable locally.
- **Tax:** Italian Visitors Tax paid with the balance (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open from approximately beginning-May to end-September. 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:** IT053023C24O79RH5M.