

Villa Brocca

Region: Tuscany Sleeps: 8

Overview

Nestled among the Maremma hills in the Tuscan countryside, not too far from Italy's prominent cities such as Siena and Grosseto, Villa Brocca is a charming base from where to explore the stunning region.

Lovingly restored with care for the architecture and traditions of the region, the complex is part of an important organic farm dating back to the end of the 18th Century and retains much of the original features from its humble past.

On the ground floor is the impressively spacious living room with an open-hearth fireplace, as well as another smaller living area with a sofa and TV – ideal for children or those wanting a slice of their own privacy. An open-plan kitchen comes complete with all the tools a budding chef could possibly need, as well as an adjoining dining room. A double and twin bedroom can be found on the ground floor, while the other two bedrooms are located upstairs, accessed via an internal staircase. In terms of the design, expect wooden beams, oak furniture and antique décor in the form of patterned curtains, mid-century chandeliers and framed paintings, while bathrooms display floral tiles.

Outside, the children will enjoy playing games on the large lawns while adults can fire up the barbecue and enjoy a meal al fresco on a warm summer's evening. The large pool is great for escaping the heat and getting your exercise in at any time of the day.

If you don't fancy cooking the nearest restaurant is just 2.5km from the villa. A bit further away just a short, 20-minute drive, you'll reach the lively town of Manciano, full of restaurants, bars and pretty squares for wandering around. Once an important market town, it has been left with an imposing fortress built around 1424 after a brief



occupation by Siena.

In less than an hour by car, you can reach the intriguing Grosseto. The city played an important part in the history of Maremma in Tuscany and is full of historical attractions such as the ancient city walls, as well as the interesting Archeological Museum.

The nearby shores will provide plenty of opportunities to unwind and soak up the sunshine. Notably, Marina di Grosseto, Spiaggia delle Marze and Castiglione della Pescaia feature sandy beaches alongside sport and water activities.

The thermal centre of Saturnia is also just a 30-minute drive away, known for its thermal centre and cobbled lanes from which to admire crumbling buildings and historical architecture such as the Porta Romana.

In 1 hour and 30 minutes by car, you can explore the picturesque Siena boasting historic landmarks such as the breathtaking Duomo di Siena, popular square Piazza del Campo and Piccolomini Library filled with Pinturicchio frescoes.

Rome, the capital city of Italy can be reached in just over 2 hours by car, making it an excellent excuse to extend your trip and stay a couple of nights. If you only have one day to explore the city, make sure to visit the Colosseum amphitheatre in the centre of the city as well as the magical Trevi fountain and St. Peter's Basilica before tucking into a generous plate of pasta in one of the many fabulous restaurants around.

Facilities

Wi-Fi/Internet • Cots (Cribs) • Tennis Nearby • Rural Location • Water park • Private Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Working Fireplace/Woodburner • Heating • Parking Space • Walking/Hiking Paths • Wine Tasting • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interior (365m2)

Ground Floor

- Living room with sofas, fireplace and dining table and chairs
- Small living room with sofas and TV
- Kitchen equipped with a fridge, freezer, hob, oven, dishwasher, toaster, kettle, coffee machine and dining table and chairs, exit out to the garden
- Bedroom with a double bed
- Bedroom with twin beds
- Bathroom with a shower and bidet
- Separate WC

First Floor

- Bedroom with double bed, fireplace and en-suite bathroom with a shower, bidet and WC
- Bedroom with three single beds (can be made into one double and one single bed) and en-suite bathroom with a shower, bidet and WC, and a balcony

Outside Grounds (4000m2)

- Pool (13m x 6m, depth: 1.2m -1.4m), open approximately end-May to end-September)
- Pool terrace with sun loungers and parasols
- Terrace with a dining table and chairs
- Barbecue
- Parking

Facilities

- Wi-Fi
- Heating
- TV
- Washing machine
- Hair dryer



Location & Local Information

Villa Brocca lies in the Italian region of Tuscany, in a perfect position for sightseeing and day trips to Rome, Grosseto, Siena and the Ligurian coastline.

The far-reaching complex with beautiful gardens and farmland all around is located only a 30-minute walk from the small local village La Sgrilla which has a restaurant, bar and a church. If you continue your trip in either direction, you'll reach more quaint villages, each with its own main square inviting for a stroll. A short-drive and you'll find yourself in Manciano, a lively town with restaurants, cafés, delis and shops destined for recharging your batteries and forgetting a sense of time surrounded by sun-bleached stone walls.

Saturnia is a fantastic place for a day trip – and this old Etruscan town with medieval walls is best known for its thermal springs dating to the Roman period. The town takes its name from the Roman god Saturn, and there's a legend told by the residents that when the god grew tired of the constant wars of humans, he sent a thunderbolt to earth that created a magic spring of warm sulphurous water which was capable of pacifying mankind. Today you can still visit the springs and the Church of Santa Maria Maddalena which holds the famous Madonna and Child fresco.

There's a lot to do and explore in the bucolic backcountry that envelopes all these charming villages and towns, whether it's horseback riding in one of the equestrian centres, visiting farms and learning more about the region's agriculture or hiking in a pristine natural landscape.

If you want to embark on pleasant walks in lush flora, head to Lago di Bolsena, especially in the Parco Comunale di Turona – Bolsena, Vt which boasts flowering plant species, trees and waterfalls. Of course, there are also many camping sites, pebbly beaches and restaurants, as well as impressive landmarks such as Scoglio di Amalasunta perched on a rock that can be admired from the comfort



of a boat.

On the Monte Argentario peninsula, one can find many beautiful spots to enjoy a romantic time. Beaches with waves lapping at your feet include the turquoise Spiaggia Lunga, as well as the cove L'Acqua Dolce and secluded Cala del Gesso. Of course, there are many gorgeous lookouts and vantage points from where to truly enjoy the breathtaking ocean and land scenery, such as the Torre di Capo d'Uomo, La Cacciarella and Belvédère, all absolutely made for sunset watching.

Local Amenities

Nearest Airport	Rome Fiumicino (137km)
Nearest Airport 2	Pisa (137km)
Nearest Town/City	Manciano (10.5km)
Nearest Restaurant	(2.5km)
Nearest Bar/Pub	(2.5km)
Nearest Supermarket	Manciano (10.5km)
Nearest Beach	(31km)
Nearest Golf	Terme di Saturnia (23km)

What we love

- The characterful country home has been lovingly restored while retaining much of its original features and unique character
- Enjoy the privacy of the expansive garden and surrounding farmland, excellent for when you and your family wish to unwind in harmony
- In just 30 minutes by car, you can be exploring the rocky coves, fascinating natural backdrops and sandy beaches of the Monte Argentario peninsula
- Bathe in the calm water of Lago di Bolsena while catching ample sun rays on the lake's glistening shores

What you should know...

- Please note that due to the villa's location, hiring a car is recommended to discover the region.
- The discreet owners occasionally stay in the villa annexe, they will be very happy to help during your holiday.
- 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.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Maximum two dogs are welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per week will apply (payable locally).
- **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. An extra bed is available on request subject to a €50/week fee, (payable locally). The discreet owners occasionally stay in the villa annexe, they will be very happy to help during your holiday. Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday approximately mid-May to mid-September. Flexible during all other periods.
- **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 approximately mid-May to mid-September. 5 nights during all other periods.
- **Heating costs included?:** Extra €5 per m3, on request (payable locally).
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 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 approximately end-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:** CIN: IT053014B5TUJ7UD5C