

# Villa Ramada

**Region:** Tuscany   **Sleeps:** 20

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## Overview

Sitting in four hectares of landscaped grounds and shaded by towering trees, you will find Villa Ramada. This grand, three-storey home is beautifully decorated and filled with original features. The elegant house is the perfect base for exploring Southern Tuscany as there are many beaches and villages under 10km away, with towns and boat trips to off-shore islands also easy to reach.

This warm and welcoming home offers plenty of living space and can sleep up to twenty guests in luxurious surroundings, making this an ideal location for a family reunion or a special occasion. The ground floor is the social heart of the villa where guests can come together for meals. You can truly relax when on holiday here as dinner is prepared by the in-house chefs and served to you in the vast dining room. The home has a large living room with comfortable sofas gathered around a feature fireplace, an idyllic spot for a glass of wine in the evening. There is also a smaller sitting room and a TV room on the ground floor which would be great for the kids or teens to spend time together away from their parents.

On the first floor there is a master apartment which has two bedrooms and two bathrooms. There are also five further bedrooms with king-sized double beds and either en-suite or private bathrooms. The second floor is home to the remaining bedrooms; one room with a king-sized bed and two suites which each have a main bedroom and a second room with a sofa bed as well as chic bathrooms.

To make the most of the glorious Tuscan weather, you may wish to spend most of your time outdoors in the huge, well-designed garden with unrivalled views of the sea. There are a number of smaller gardens within the grounds, including a winter garden with pretty patio area, a fragrant rose garden and a vegetable garden which provides fresh



produce for the kitchen. With covered dining terraces and al-fresco sofas under the shade of the trees, the garden is perfectly set up for outdoor living. The garden also boasts an inviting infinity pool which is tucked away in a private spot within the shrubbery and lined with sun loungers.

If you would like to visit the beach, the closest is a mere 200 metres away from the house. This quiet, pebbled cove is wonderful to have so close by! If you prefer a long sandy beach, there are plenty dotted along the coast line; in the nearby village and within the boundaries of the Maremma National Park which also offers endless walking trails.

If you would like to dine out or pick up some groceries then you could visit the nearby village which is just 1.5km away and has a good range of shops, cafés and restaurants. Talamone is another brilliant option when you fancy dining out as this small fishing village has a wealth of little restaurants which overlook the port and the glistening sea. Talamone is 6km away and is also home to a number of historic attractions, shops and beaches and is the departure point for boat trips to unspoilt islands in the bay.

For a wider array of historic and cultural attractions as well as boutique shops you could drive to Orbetello which is 22km away. Due to its unique setting on a thin strip of land which juts out in to the sea, Orbetello also has a serene lagoon and wild, sweeping beaches. The towns of the island-like Monte Argentario promontory which are 24km away should also make your itinerary.

## Facilities

Beachfront • Horse Riding • Watersports • Historical Sites • TV • Tennis Nearby • Walk to Beach • Cycling • Wine Tasting • Walking/Hiking Paths • Air-Con • Golf Nearby • Wi-Fi/Internet • Hairdryer • Seaview • Coffee Machine • Villa • Walk to Village • Maid Service Included • Table Tennis • Easy By Train • Chef/Cook Included • Beach Nearby • Chapel on Site • Private Pool • Cots (Cribs) • Spa Treatments Available • Wine-Tasting Available • On-Site Concierge • Trampoline • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Smart TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

### Ground Floor

- Main living room with garden access, two sitting areas and a feature fireplace
- Fully-fitted kitchen with professional oven, hob, fridge freezer, dishwasher, microwave, coffee machine and kettle (for staff use only)
- Dining room
- TV room
- Studio
- Laundry room
- Chapel
- Guest WC

### First Floor

- Master apartment with living room, kitchenette, bedroom with king sized double bed with en-suite bathroom with roll-top bath, shower, double sink and WC and bedroom with king sized double bed with en-suite bathroom with shower, sink and WC
- 3 x bedrooms with king sized double bed and en-suite bathroom with bath, shower, sink and WC
- 2 x bedrooms with king sized double bed and access to a private bathroom with bath, shower, sink and WC

### Second Floor

- Suite with bedroom with king sized double bed, bedroom with single sofa bed and en-suite bathroom with bath, shower, sink and WC
- Suite with bedroom with king sized double bed, bedroom with en-suite bathroom with bath, shower, sink and WC
- Bedroom with king sized double bed and access to a private bathroom with shower, sink and WC

### Third Floor

- Bedroom with single sofa bed

## Outside Grounds

- Private swimming pool (18.7m x 4m, max depth: 2m) open approximately May-November, heated upon request
- Four hectares of landscaped gardens with views of the Tyrrhenian Sea
- Pool house with bar area and barbecue
- Poolside sun loungers and parasols
- Covered al-fresco dining area
- Tree shaded outdoor sofas
- Winter garden with furnished patio
- Rose garden
- Vegetable garden
- Changing area
- Parking

## Facilities



- Wi-fi
- Air-conditioning: all the bedrooms have air conditioning. The master apartment has air-conditioning also in the common rooms which are the living room and the kitchenette.
- Central heating
- Smart TV
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



## Location & Local Information

Villa Ramada offers guests the ideal setting for a Tuscan escape. Overlooking the dazzling sea and close to beaches and charming villages, the home is a tranquil place to stay to unwind in the sun and enjoy some delicious dishes in locally owned village restaurants.

Though the home sits close to the sea front and is surrounded by four hectares of grounds, you will not find yourself cut off here and can reach the closest village with ease as it is just 1.5km away. This quaint, authentic village offers all of the essentials you would need including two supermarkets, a bakery, a butchers shop and a pharmacy. There are also a number of cafes and restaurants here and you can pick up freshly made pasta in the village which is said to be some of the best for miles around. The closest beach is also easily reached at just 200m away!

There are many more character-filled villages dotted around in the nearby landscape, including Talamone which is on the coast 6km away. This pretty, port village has a rich history and was once an ancient Etruscan settlement. Whilst wandering around the village, visitors can watch the boats on the water and discover the 13th century Aldobrandeschi fortress. There is also an array of shops and eateries here making it a great place to stop off for dinner. Talamone also has both pebble and sandy beaches and from here you are able to head out on delightful boat trips to the Monte Argentario promontory and the Tuscan Archipelago islands.

Aside from visiting the local villages, you are perfectly placed for getting out in nature and making the most of the breath-taking landscape. In the Bay of Talamone you can try out water sports such as kite surfing and wind surfing, while diving courses are also available locally. If you prefer to keep your feet on dry land then why not explore the Maremma National Park which spans large swathes of land in this area and is home to gorgeous, unspoilt beaches and woodlands. In the parkland you can walk and cycle through the marked trails or book on to an organised horseback trek over the rugged terrain which is



filled with fragrant shrubbery. The parkland is also surrounded by wineries and farms where you can go wine tasting or purchase fresh produce such as locally made olive oil.

If you would like to visit one of Tuscany's bustling, historic towns then you could drive the 22km over to Orbetello which is uniquely set on a narrow peninsula in the middle of the sea, nestled between two sand bars. These sand barriers have created a serene and beautiful lagoon filled with protected birds and marine life, walking around the lagoon is a lovely way to pass the afternoon. On top of the peaceful surroundings, Orbetello also has a long history stretching back to the Roman era which is evidenced by the ruins found in the hilltop archaeological park. The town centre is also made up of winding medieval buildings including the Spanish castle and a 14th-century cathedral filled with staggering fresco paintings. After taking in the sights, you can spend some time shopping in the local artisan shops and markets, before dining al-fresco in one of the lively piazzas.

Other options for day trips include visiting the towns of the Monte Argentario promontory which is 24km away or driving over to the magical city of Siena which is well worth the 100km drive.

Local Amenities

Nearest Airport	Rome Fiumicino Airport (149 km)
Nearest Airport 2	Pisa International Airport (176 km)
Nearest Train Station	Talamone (1.5km)
Nearest Village	Fonteblanda (1.5km)
Nearest Town	Orbetello (20km)
Nearest City	Grosseto (26km)

Nearest Restaurant	(4km)
Nearest Shop	Grocery shop in local village (2km)
Nearest Golf	Argentario Golf Club (20km)
Nearest Tennis	Circolo Tennis Orbetello (22km)
Nearest Beach	Spiaggia Di Bengodi (pebbled cove) (200m)

## What we love

- Up to twenty guests can be accommodated at Villa Ramada, sleeping across ten beautifully appointed bedrooms
- Guests can get away from it all while holidaying here, simply relax as delicious meals are prepared for you by villa staff. The 4 hectares of oasis-like landscaped grounds are the perfect escape where you can enjoy meals al-fresco overlooking the Bay of Talamone and take a dip in the private pool
- The villa sits in an enviable location just 200m from a pebbled beach and 1.5km away from the nearest village. You can also easily reach Orbetello town and its stunning lagoon which are 22km way by car.

## What you should know...

- Breakfast, lunch and dinner preparation is included in the rental price, though food and drinks are to be settled separately. The kitchen is for staff use only.
- Villa staff are present at Villa Ramada and may sometimes make use of staff quarters within the home, but will not cause any disturbance to guests. They are also on hand to help arrange trips services and experiences before and during your stay.
- All the bedrooms have air conditioning. The master apartment has air-conditioning also in the common rooms which are the living room and the kitchenette.
- Villa Ramada comfortably sleeps 18 guests across 10 bedrooms and a further 2 guests on sofa beds. Please see the 'Features' tab for further details.
- In order to see more of Tuscany we recommend that guests bring a car, there is plenty of space for car parking in the grounds.
- The villa can host a minimum of 12 guests, and a maximum of 20. When not booked at its full capacity, the empty rooms of the villa might remain closed



# Terms & Conditions

- **Security deposit:** €5000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, changed mid-week.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Safe available on request. Breakfast, lunch and dinner preparation is included in the rental price, though food and drinks are to be settled separately. The kitchen is for staff use only. Villa staff are present at Villa Ramada and may sometimes make use of staff rooms within the home, but will not cause any disturbance to guests and are on hand to help. Air-conditioning is featured in common areas and the bedrooms of the master apartment only. Villa Ramada comfortably sleeps 18 guests across 10 bedrooms and a further 2 guests on sofa beds. Please see the 'Features' tab for further details. The villa can host a minimum of 12 guests, and a maximum of 20. When not booked at its full capacity, the empty rooms of the villa might remain closed.
- **Changeover day:** Saturday. All other changeover days on request.
- **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:** 3 nights in May and October, 7 nights during the rest of the year.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra €1500 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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?:** The pool is open approximately May to November. 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.