

Villa Ambrini

Region: Tuscany **Sleeps:** 6

Overview

The two-storey, detached, contemporary Villa Ambrini is in the heart of the Tuscan countryside. This one-hundred-sixty-square-metre villa has scenic rural views, manicured lawns, and a private pool. The villa has three spacious ensuite bedrooms and can comfortably accommodate up to six guests, perfect for a family holiday or a group of friends' get-together.

Villa Ambrini can be easily accessed on either level. On the upper floor, an open-plan living space with floor-to-ceiling countryside view windows gives access to the pool terrace. The fully equipped kitchen has an oven, hob, dishwasher, and must-have morning coffee machine. A six-seater dining set with a satellite TV is ideal for indoor entertaining. A dedicated study space has a desk, laptop screen, and an old-fashioned settle. A service area is where you can do a holiday wash and iron. The well-appointed bedrooms are all on this level, each with convertible king/twin beds draped in mosquito nets and ensuite shower rooms with hand basins, bidets, and WCs. Step onto the wrap-around balcony and sit at the wicker soft seating set to admire those views.

Take the stairs to the lower floor, where a living room with panoramic views and floor-to-ceiling windows opens onto the terrace. The seating area has a comfy sofa, two armchairs, handy coffee tables, and a bookshelf housing a satellite television. Relax in the fitness area, furnished with a Finnish-style sauna, state-of-the-art gym equipment, and a shower room.

Embrace the outdoors with four hectares of gorgeous grounds populated with olive trees, lawned gardens, and paved patios. The show's star is the step-entry swimming pool, surrounded by sun loungers and deck chairs. A summer kitchen with a gas hob and BBQ offers an alfresco dining experience with a six-seater dining set, a bar, and stools. Play ping-pong and practice your swing with the complete set of golf clubs.

Modern comforts include air conditioning, underfloor heating, and high-speed Wi-Fi. The best way to stay on holiday includes a first-night dinner with wine and a first-morning breakfast. The owner is on hand, and a concierge team can arrange airport transfers, sightseeing tours, and cooking classes. Added-value extras, such as sommelier-led olive oil tasting and in-villa cooking, are what holiday memories are made of.

Facilities

Wi-Fi/Internet • Walking/Hiking Paths • Historical Sites • Hairdryer • Villa • Washing Machine • TV • Air-Con • Gym/Fitness Room • Private Pool • Cots (Cribs) • Laptop Friendly Workspace • Table Tennis • Rural Location • Kid-friendly excursions • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher •



Microwave • Electric Car Charger • All Bedrooms En-Suite • Working
Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds •
Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities •
Tourist Towns & Villages

Interior & Grounds

Features

Main Villas 160m2,

Upper Floor

- Open plan living space with floor-to-ceiling countryside view windows that give access to the pool terrace
- Fully equipped kitchen with oven and hob, dishwasher, fridge freezer, and coffee machine
- Six str dining set, satellite TV.
- Study space with desk, chairs and laptop screen, traditional settle
- Service area with washing machine and iron.
- 3 x bedrooms with king-size(twin beds on request), mosquito nets, and ensuite shower rooms with hand basins, bidets, and WCs. Wrap around balcony with wicker soft seating set.

Lower Floor:

- Open plan living space with floor-to-ceiling countryside view windows
- Seating area with sofa, two x armchairs, a coffee table, bookshelves, and satellite TV
- Fitness area with Finnish-style sauna, gym equipment
- Bathroom with shower, hand basin, bidet, and WC

Exterior:

- 4 hectares of grounds, with olive trees, lawned gardens, and paved patios.
- 8 x 5m depth 1.4, step entry heated swimming pool open all year around
- Sun loungers, deck chairs, outdoor shower
- Soft eating set, chairs, coffee table
- Summer kitchen with gas hob, BBQ, six seater dining set, alfresco bar, and stools
- Ping pong table
- Private parking with an electric charging point for 2 cars

Facilities

- Air conditioning(through the property)
- Underfloor heating'
- High-speed Wi-Fi



Location & Local Information

Villa Ambrini is nestled in the heart of rural Tuscany, near the north-west coast of Italy. The nearest international airports, Pisa, Florence, and Rome, are a two-hour drive through the scenic countryside to your holiday home. The nearest village is a walkable two kilometres for provisions for your holiday, whilst the towns of Marema and Grosseto are a fifteen-kilometre drive.

The nearest beach is a half-hour drive to the popular seaside resorts of Marina di Grosseto and Castiglione della Pescaia, which have sandy shores and crystal-clear waters ideal for swimming and snorkelling. Go west to Monte Argentario, a peninsula known for its beautiful beaches, and explore the charming towns of Porto Santo Stefano and Porto Ercole.

Spend the day in the historic centre of Grosseto, which has medieval walls, narrow streets, old buildings, the cathedral of San Lorenzo, the Archeological Museum, and the Palazzo. Drive further to the Saturnia Hot Springs and bathe in the thermal baths.

Take a wine-tasting tour, sample the best Tuscan vintages, dine out in traditional trattoria, and feast on the famous local cuisine. Explore Pitigliano and Sovana for some Etruscan culture, or go further afield to the must-see historical sights of Siena, Florence, Pisa, and Rome.

Local Amenities

Nearest Airport	Florence (152km)
Nearest Airport 2	Pisa (168km)
Nearest Town	Grosseto (15km)
Nearest Train Station	Civitella Paganico (24km)
Nearest Supermarket	(15km)
Nearest Tennis	(12km)
Nearest Restaurant	(2km)
Nearest Village	Marrucheti (2km)



What we love

- Villa Ambrini is set in the most gorgeous secluded and peaceful grounds and manicured gardens with sweeping panoramic views of the Tuscan countryside
- We love the sculptured step-entry swimming pool at Villa Ambrini; it is so stylish!
- Holiday memories were made dining alfresco at Villa Ambrini, feasting with family and friends under a Tuscan sky, and having dishes freshly cooked at the barbeque.
- The mosquito netted king size is dreamy and romantic, and can be converted into twin beds for a fabulous family holiday

What you should know...

- The pool can be heated from 15th June to 30th September by arrangement
- The bedrooms have king-size beds, that can be converted to twin beds – please advise the desired configuration of rooms.
- Villa Ambrini enjoys peace and seclusion in the heart of the Tuscan countryside; we advise hiring a car for the duration of your stay.
- Quiet and non-intrusive owners live nearby, they will be very happy to help.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- Due to the nature of the property and its layout, please note that your booking can only be confirmed once we have checked availability with the owner.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 17.00 p.m to 00.00 p.m.
- **Departure time:** 9.30 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Quiet and non-intrusive owners live nearby, they will be very happy to help. Please note that your booking will only be confirmed once we have checked availability with the owner. Due to the nature of the property and its layout, please note that your booking can only be confirmed once we have checked availability with the owner. Please note that the use of any external caterers and/or contractors is not permitted.
- **Changeover day:** Flexible.
- **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?:** No.
- **Minimum stay:** 7 nights approximately from start June to end-September. 4 nights during the rest of the year.
- **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 opening dates?:** The pool can be heated from 15th June to end September if water temperature is below 22°. 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: IT053002B5NIKG6VVU