

# Villa Ettore

**Region:** Tuscany   **Sleeps:** 8

---

## Overview

Villa Ettore is a beautifully restored 4-bedroom villa situated in the stunning Tuscan landscape of Capalbio, just 20 minutes from the Mediterranean coast. This spacious 380m<sup>2</sup> home combines modern comforts with traditional Tuscan elements such as stone walls, travertine arches, and wood-beamed ceilings.

Accommodating up to 8 guests, the villa features a large downstairs sitting room with a fireplace, flat-screen TV, and dining area. The fully equipped kitchen, with a cooking island and cosy fireplace, leads to an outdoor dining area and the inviting pool. The first floor boasts four charming bedrooms, including a spacious master suite with a king-size bed, a romantic fireplace, outdoor access, and an elegant en suite bathroom. There are two other double bedrooms and a bedroom with bunk beds, which is perfect for children. Each bedroom has its own bathroom, with modern amenities for convenience.

Villa Ettore sits on a 2.5-hectare estate with private woodland, olive orchards, and a seasonal organic garden for guest use. Guests can relax outdoors under the pergola, enjoying meals under the Tuscan sun while taking in panoramic views of Argentario and Giglio Island. The idyllic location offers easy access to beaches, cultural excursions, and family-friendly activities.



## Facilities

Weddings • Washing Machine • Wi-Fi/Internet • Villa • Golf Nearby • Air-Con • Wine Tasting • Coffee Machine • Cycling • Historical Sites • TV • Horse Riding • Walking/Hiking Paths • Maid Service Available • Rural Location • Chef/Cook Available • Private Pool • Cots (Cribs) • On-Site Concierge • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (380m2)

### Ground floor

- Sitting room with fireplace, TV and dining area
- Fully equipped kitchen with coffee machine, microwave, blender and dishwasher
- Guest WC
- Laundry room

### First floor

- Bedroom with king-size bed (190cm x 190cm), fireplace and ensuite bathroom with shower, bathtub and double sink
- Bedroom with bunk bed (2 single beds, 80cm x 190cm each, suitable for children) and ensuite bathroom with shower
- Bedroom with queen-size bed (150cm x 190cm) and ensuite bathroom with shower
- Bedroom with king-size bed (190cm x 190cm), fireplace and ensuite bathroom with shower

### Outside Grounds

- Private swimming pool (12m x 7m, max depth: 1.4m)
- Pool terrace with covered pergola
- Outdoor dining area
- Outdoor kitchen with barbecue and pizza oven
- Vegetable garden
- Outdoor shower
- Parking

### Facilities

- WiFi
- Air conditioning
- TV
- Fireplace
- Washing machine and dryer
- Board games
- Toys





# Location & Local Information

Villa Ettore is a charming holiday retreat ideally located amidst the rolling hills of Southern Tuscany, nestled in the heart of the Maremma countryside. This prestigious region is renowned for its enchanting landscapes, combining fine sandy beaches and crystal-clear sea waters with luxurious resorts that offer unforgettable sunset dining experiences.

A short drive from the coast reveals the hilltop village of Capalbio, just 21 kilometres away, where ancient alleys, panoramic views, and a relaxed summer atmosphere await. Here, visitors can enjoy leisurely strolls, savour local delicacies in traditional restaurants, and attend a variety of cultural events, concerts, and art exhibitions. The area also offers diverse activities, including horseback riding at a nearby agriturismo, ensuring an engaging countryside adventure. Additionally, essential amenities like a supermarket are only 5 minutes away, while the nearest beach is a comfortable 20-minute drive. With nearby towns such as Marsiliana, Manciano, Porto Santo Stefano, Porto Ercole, and Orbetello, Villa Ettore is an ideal base to explore this unique region's rich local culture and traditions.

## Local Amenities

Nearest Airport	Leonardo da Vinci International Airport (140km)
Nearest Airport 2	San Francesco d'Assisi Airport (161km)
Nearest Airport 3	Amerigo Vespucci Airport (198km)
Nearest Village	Marsiliana (7km)
Nearest Restaurant	Marsiliana (7km)
Nearest Supermarket	Marsiliana (7km)
Nearest Bar/Pub	Marsiliana (7km)
Nearest City	Grosseto (48km)
Nearest Beach	Spiaggia dell'Osa (25km)
Nearest Golf	Terme di Saturnia (31km)



## What we love

- Nestled in the rolling hills of Southern Tuscany in the prestigious Capalbio area, the villa is just 20 minutes from the beautiful Tuscan coast and fine sandy beaches.
- The 380m<sup>2</sup> home has been newly restored to a high standard while retaining charming Tuscan elements like stone walls, travertine arches, and wooden-beamed ceilings.
- Enjoy multiple outdoor dining areas with a pizza oven, stone barbecue, and a private pool under a covered pergola, all set within 2.5 hectares of private forest, olive orchard, and seasonal vegetable garden.

## What you should know...

- We recommend hiring a car to explore this beautiful region.
- Whilst this property comfortably accommodates up to 8 guests, please note that one of the bedrooms has a bunk bed and is therefore best suited for children.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 11.00 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:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note home security devices may be installed at the villa, please enquire for further information.
- **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:** 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:** IT053014C2OTXMHCVB / 053014LTN0322