

# Villa Cleope

**Region:** Tuscany   **Sleeps:** 14

## Overview

Villa Cleope is a seven-bedroom villa on an estate in the heart of Tuscany's Maremma region, offering a perfect balance of timeless elegance and refined comfort. Sleeping up to 14 guests, this stunning retreat is set within beautifully landscaped grounds and combines traditional Tuscan architecture with modern amenities.

The main villa boasts a spacious living area with an impressive stone fireplace and rich, textured furnishings, creating a warm and inviting atmosphere. The open-plan layout flows seamlessly into the dining room and extends out to the patio, making it ideal for indoor-outdoor living. The chef's kitchen is fully equipped with professional appliances and designed to inspire culinary creativity. Three elegant double bedrooms with en-suite bathrooms are located in the main house, while four more en-suite bedrooms are found in the garden-facing annexe. All bedrooms have air conditioning and direct garden access.

Outside, a large swimming pool with a furnished lounge area and alfresco dining spaces offer perfect spots for relaxation. A wood-fired oven and barbecue invite long evenings under the stars, while a vegetable garden and chicken coop provide fresh daily produce. Guests can unwind in the private sauna and wellness area or stay active in the indoor gym. Villa Cleope is a sanctuary where nature, design, and hospitality come together in perfect harmony.

## Facilities

Washing Machine • Villa • Coffee Machine • Hairdryer • Wi-Fi/Internet • Boat Trips • Air-Con • Cycling • Wine Tasting • Historical Sites • Horse Riding • Walking/Hiking Paths • Maid Service Available • New Villas 2025 • Rural Location • Maid Service Included • Chef/Cook Available • Gym/Fitness Room • Private Pool • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Ideal for Kids • Ideal for Teens • Pets on Request • Tumble Dryer • Dishwasher • Safety Deposit Box • All Bedrooms En-Suite • Smart TV • Sauna/Steam • Table Football • Working Fireplace/Woodburner • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## Villa Interiors

### Main villa

- Living room with fireplace
- Guest WC
- Dining room
- Fully-equipped chef's kitchen
- 3 x bedrooms with double beds and ensuite bathrooms with showers

### Annexe

- 4 x bedrooms with double beds and ensuite bathrooms with showers
- Sauna

## Outside Grounds

- Private swimming pool (18m x 7m, max depth: 2.5m)
- Sunbeds and umbrellas
- Patio with lounge area
- Outdoor dining
- Garden
- Vegetable garden
- Barbecue
- Pizza oven
- Swings
- Trampoline
- Parking

## Facilities

- WiFi
- Air conditioning
- Hairdryer
- Smart TVs
- Fireplace
- Washing machine and dryer
- Iron and ironing board
- Safe
- Gym
- Board games
- Foosball



# Location & Local Information

Villa Cleope, nestled within an estate in the Maremma region of Tuscany, is a superb holiday destination just an hour from Rome airport. It's perfectly positioned between pristine coastal stretches, the charming hilltop village of Capalbio, and unique attractions like the Tarot Garden and the WWF Oasis of Lake Burano.

Guests can enjoy a wide range of activities, including wine tasting in the Morellino di Scansano vineyards and discovering local farm shops and artisanal products such as cheeses, honey, and cured meats. Those fond of nature can explore the Parco Regionale della Maremma by foot, bike, horseback, canoe, or even donkey—from Mediterranean scrub to dramatic coastal landscapes.

Top nearby experiences include Scarlino's adventure park and horseback riding excursions to castles or Cala Violina. Beach lovers will find award-winning Blue Flag coasts in Castiglione della Pescaia and secluded coves on Monte Argentario or take a ferry trip to Giglio Island. Culture seekers can visit Etruscan and Roman ruins or explore the Natural History Museum in Grosseto.

Culinary traditions are rich: taste Tuscan classics like Tortelli maremmani, fresh seafood along the coast, and local wines paired with bruschetta, olive oil, and cured meats in family-run trattorias. Villa Cleope invites guests into a tapestry of Tuscany's natural beauty, historic charm, and gastronomic delights.

## Local Amenities

Nearest Airport	Rome Fiumicino - Leonardo da Vinci Airport (125km)
Nearest Airport 2	Ciampino - Giovan Battista Pastine International Airport (145km)
Nearest Bar/Pub	Capalbio (8km)
Nearest Beach	Spiaggia delle graticciare (21km)
Nearest City	Grosseto (51km)
Nearest Golf	Argentario Golf Resort (35km)
Nearest Restaurant	Capalbio (8km)
Nearest Supermarket	Borgo Carige (6km)



Nearest Village	Capalbio (8km)
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## What we love

- A harmonious blend of rustic architecture and refined interiors, Villa Cleope, features exposed stone, arched doorways and a grand fireplace — all enhanced by modern comforts like air conditioning and smart TVs.
- The landscaped grounds feature a large swimming pool, an elegant patio with lounge and dining areas, and a wood-fired pizza oven.
- A private sauna, dedicated wellness area, and indoor gym invite guests to relax and recharge throughout their stay.
- A working vegetable garden and chicken coop offer fresh eggs and seasonal produce, bringing a farm-to-table feel to every meal.

## What you should know...

- We recommend hiring a car to explore this beautiful region.
- Although family-friendly, children should be supervised around the pool at all times due to the natural rocks surrounding it.

# Terms & Conditions

- **Security deposit:** €10,000 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:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small dog is allowed on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, and daily cleaning included. 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.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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:** CIN: IT053003B529NW5NY9