

# Villa Dei Tritoni

Region: Tuscany   Sleeps: 8

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## Overview

Villa Dei Tritoni is an exclusive retreat, recently renovated following the principles of sustainable bio-architecture. Designed as a breathing house, it promotes comfort, wellbeing, and harmony with the surrounding landscape. Natural lime walls, fine wood, raw linen, travertine surfaces, and a new-generation ventilated roof set a refined tone. Plumbing, electrical systems, and windows are completely renewed, while custom furnishings create a luxurious Tulum-Mykonos style. The villa features four double bedrooms with brand-new beds and bespoke triple-layer memory foam mattresses. Three bedrooms have ensuite bathrooms, and a fourth bathroom serves the main living spaces.

Inside, generous open-plan areas include a travertine kitchen with a snack bar and a bright lounge with an indoor dining table for eight. A karaoke area offers relaxed, sociable evenings. The atmosphere is calm, modern, and curated with high-quality materials.

Outdoors, a private 4,000 square meter park stretches toward the sea. Panoramic terraces open to sweeping views, offering quiet spaces to unwind or gather. An outdoor travertine dining table for ten creates an elegant setting for long meals in the open air. The property has three private sea access points: one leading to a sandy beach, one to cliffs, and a third to a natural rocky shoreline. Every corner is designed for privacy and an immersive nature experience.

## Facilities

Villa • Boat Trips • Air-Con • Historical Sites • Watersports • Wine Tasting • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Walk to Beach • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Seafront • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Working Fireplace/Woodburner • New Villas 2025 • Spa Treatments Available



# Interior & Grounds

## Accommodation

### Ground Floor

- Open living room
- Dining area
- Fully equipped kitchen with dishwasher, oven, coffee maker, fridge and freezer
- Bedroom with double bed
- Bathroom with shower

### First Floor

- 3 x bedrooms with double beds, balconies and ensuite bathrooms with showers (one with a bathtub)

## Outside Grounds

- Outdoor dining area
- Lounge furniture
- 4,000 sqm of park
- Barbecue
- 3 private sea accesses: one to a sandy beach, one to the cliffs, and a third to a natural rocky area
- Parking

## Facilities

- Wi-Fi
- Air conditioning
- Washing machine and dryer
- Hairdryer
- Sound system
- Karaoke area
- Smart TVs
- Fireplace
- Iron and ironing board
- Safe



## Location & Local Information

Villa Dei Tritoni is perched in the highly prized Le Forbici area of Castiglioncello, Tuscany's elegant coastal enclave. While the villa feels wonderfully private, the heart of Castiglioncello with its cafés, galleries and seafront promenade lies just 2 km away. Wander the pine fringed paths to hidden coves, explore the town's elegant boutiques or board a ferry to nearby islands. The region has long attracted artists and thinkers, its light, sea air and hillsides are part of the local poetry. Around you, rugged coastline blends with pine woods and rolling hills, offering hikes, sea swims and a quiet edge that still feels connected.

Within a comfortable drive lies the vibrant port city of Livorno, where visitors can explore atmospheric canals in the historic Quartiere Venezia — sometimes called the "Little Venice" of Tuscany. In Livorno you can enjoy a boat ride through the Medici-era waterways, wander the squares around the harbour and visit the imposing Fortezza Vecchia fortress. Food-lovers will find the Mercato Centrale a must-see: rows of fresh seafood, local cheeses and specialties such as the hearty fish stew Cacciucco that celebrates the city's maritime heritage.

## Local Amenities

Nearest Airport	<b>Pisa International Airport (40km)</b>
Nearest Airport 2	<b>Amerigo Vespucci Airport (105km)</b>
Nearest Bar/Pub	<b>Castiglioncello (3km)</b>
Nearest Beach	<b>(Within walking distance)</b>
Nearest City	<b>Livorno (18km)</b>
Nearest Golf	<b>Castelfalfi Golf Club ASD (67km)</b>
Nearest Restaurant	<b>Castiglioncello (3km)</b>
Nearest Supermarket	<b>Castiglioncello (3km)</b>
Nearest Village	<b>Castiglioncello (3km)</b>



## What we love

- Two private entrances to the coast: a sandy beach and a natural rocky shoreline.
- Private 4,000 m<sup>2</sup> park with terraces offering stunning sea and hill views, plus an outdoor travertine dining area for ten.
- Panoramic sea views from both the solarium and multiple bedroom balconies.

## What you should know...

- Access to the lower sea areas involves rocky steps to the small sandy beach, and regular stairs to reach the rocky cliff area. Please note this access may be difficult for children and not suitable for guests with limited mobility.
- We recommend hiring a car to explore this beautiful area.

# 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:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 1.00 p.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.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, 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.
- **Other 2:** Please note home security devices are installed at the villa, please enquire for further information.
- **Minimum stay:** 3 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **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.