La Mora

Region: Tuscany **Sleeps:** 19

Overview

La Mora is a beautifully designed country estate in Tuscany's Maremma, set across thirty hectares of gardens, olive groves and open countryside near Magliano in Toscana. With generous living spaces, a separate annexe and views towards the sea, it offers plenty of room for families and groups to enjoy time together.

Inside, contemporary interiors combine airy communal spaces with practical comforts, including a well-equipped kitchen, fireplace and air-conditioning in the bedrooms and main living areas. Seven bedrooms are in the main villa, with two more in the annexe. Guests can also make use of the on-site gym and spa, which includes a sauna, steam room, shower and changing room. A dedicated massage and treatment room with a treatment bed adds to the wellness facilities.

Outside, La Mora has a heated private swimming pool, tennis, football and basketball facilities, and a choice of covered dining areas. An outdoor kitchen, pizza oven and barbecue make dining together easy, while a tree house offers another place to relax. There is also a private helipad, and the beaches of Feniglia and Giannella are within reach for days on the coast.







Facilities

Private Pool • Ideal for Kids • Wellness • EV Charger • Boat Trips • Villa • Romantic • Working Fireplace/Woodburner • Walking/Hiking Paths • Sailing • Wine Tasting • Cycling • Air-Con • Golf Nearby • Tennis Court • Horse Riding • Historical Sites • Cots (Cribs) • Ideal for Teens • Quirky (Unique) • Has Discount • Has Offer • Heated Pool • Special Offer • Pets on Request • Maid Service Included • Instagrammable • Modern • Parking Space • Wi-Fi/Internet • Country Estate • BBQ • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Spa/Massage • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Indoor Games • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Sauna/Steam • Outdoor Games • Table Football • Caretaker/Owner on Site • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (1000 sqm)

Main Villa
- Living room: Sofa seating, Smart TV, fireplace, air-conditioning, garden and countryside views
- Dining area: Indoor dining space, exact seating capacity unknown
- Kitchen: Oven, dishwasher, microwave, toaster, blender, coffee maker, fridge/freezer, boiling water tap, air-conditioning
- Gym: Fitness area
- Spa area: Private spa area, facilities not further specified
- Bedroom 1: Double bed, ensuite bathroom with shower, terrace
- Bedroom 2: Double bed, ensuite bathroom with walk-in shower and bathtub, studio area with sofa and table, walk-in dressing room
- Bedroom 3: Double bed, ensuite bathroom with bathtub and shower, cupboard
- Bedroom 4: Two single beds, can convert into a double bed, ensuite bathroom with bathtub and shower
- Bedroom 5: Double bed, walk-in dressing room, shared bathroom with Bedroom 6 with large walk-in shower
- Bedroom 6: Two single beds, can convert into a double bed, walk-in dressing room, shared bathroom with Bedroom 5 with large walk-in shower
- Bedroom 7: Two large bunk beds, each bed 2m x 1m, normal steps to access the top beds, ensuite bathroom with bathtub and shower
- Gym: On-site fitness area
- Spa area: Sauna, steam room, shower and changing room

Outside Grounds
- Private heated swimming pool, 20m x 5m, depth 1.5m, fenced, open approximately May to October
- Pool heating available seasonally if required, with no additional charge noted
- Sun beds, shaded lounge area, chairs and table
- Pool house and pool bar
- Large covered lounge
- Three covered dining areas
- Covered terrace
- Outdoor kitchen with wine bar
- Pizza oven
- Barbecue
- Vegetable garden and tomato garden
- Tennis court
- Football and basketball court
- Table tennis
- Swings
- Tree house with water, electricity and Wi-Fi, suitable for daytime relaxation, lunch or dinner
- Private fenced grounds of approximately 30 hectares
- Sea views
- Private parking, indoor and outdoor
- Electric car charging station
- Private helicopter pad (advance notice for use required)

Additional Facilities
- Air-conditioning throughout the bedrooms, living room and kitchen









- Wi-Fi
- Smart TV
- Fireplace
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers in every bathroom
- Safe in every bedroom
- Mosquito nets on all windows
- Cot, highchair and bed rails available on request
- Toys
- Board games
- Table football
- Children's books, videos and DVDs
- Smoke detector
- Carbon monoxide detector
- Fire extinguishers

Location & Local Information

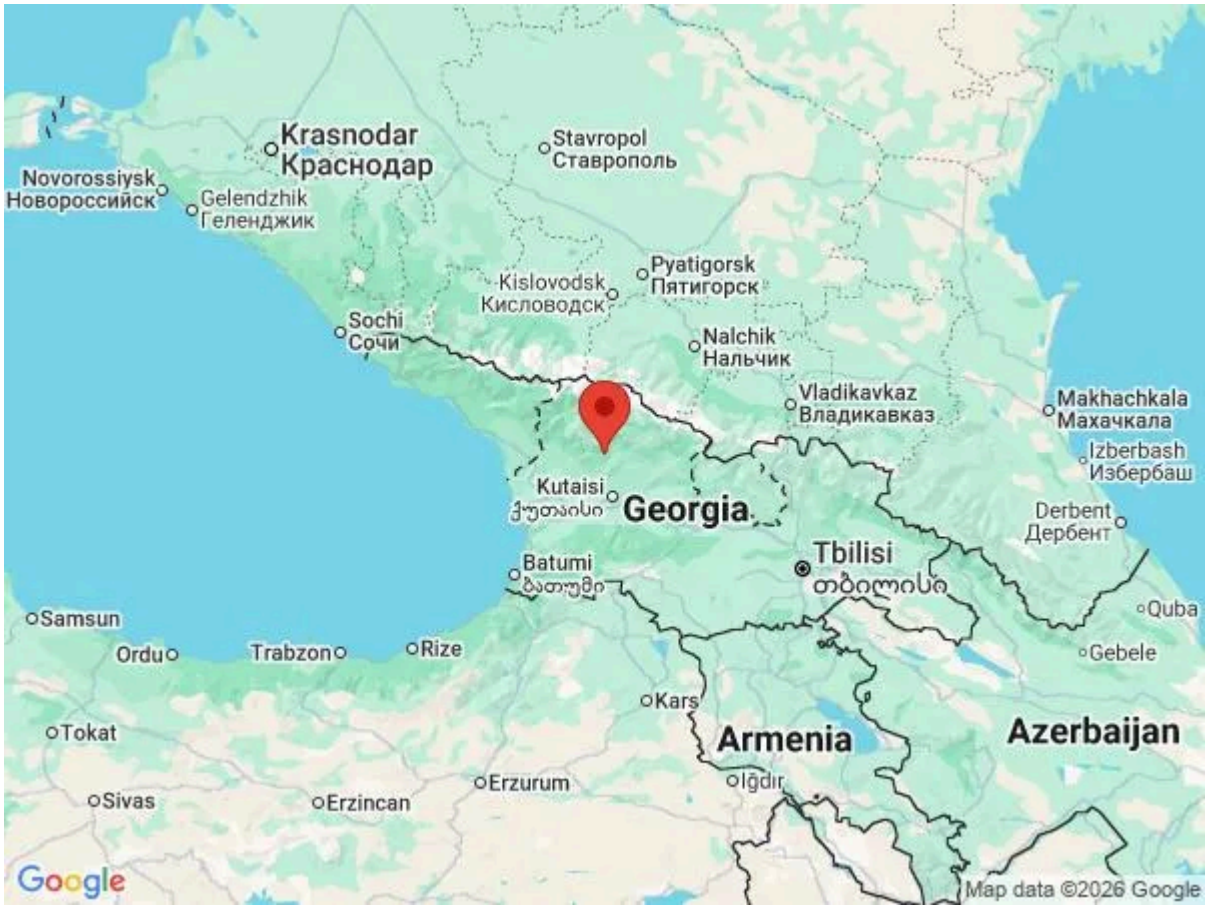
La Mora lies in the Maremma countryside, around 6km from Magliano in Toscana, a hilltop village with medieval walls, cafés, restaurants and shops. The nearest pharmacy is also in Magliano, making it a useful stop for everyday essentials.

For beach days, Feniglia Beach is approximately 28km away, with a long sandy shoreline backed by the Duna Feniglia Nature Reserve, where visitors can explore paths through the pine forest. Giannella Beach is around 20km away, while Talamone, approximately 16km from La Mora, is known for watersports and coastal scenery.

Orbetello, about 28km away, is set beside its distinctive lagoon. Porto Santo Stefano and Porto Ercole offer harbourside restaurants and opportunities for boat trips, while further inland, the villages, vineyards and walking trails of southern Tuscany provide plenty of choice for day trips.

Local Amenities

Nearest Airport	**Rome Fiumicino (150 km)**
Nearest Airport 2	**Pisa (177 km)**
Nearest Bar/Pub	**In Magliano (6 km)**
Nearest Beach	**Giannella Beach (20 km)**
Nearest Beach	**Feniglia Beach (28 km)**
Nearest Ferry Port	**Porto Santo Stefano (33 km)**
Nearest Ferry Port	**Livorno (163 km)**
Nearest Golf	**Golf Club Argentario (32 km)**
Nearest Restaurant	**In Magliano (6 km)**
Nearest Tennis	**Private - On site (0 m)**
Nearest Town/City	**Orbetello (28 km)**









Nearest Train Station	**Albinia (20 km)**
Nearest Train Station	**Grosseto (22 km)**
Nearest Village	**Magliano (6 km)**
Nearest Supermarket	**Magliano (6 km)**

What we love

- La Mora enjoys a wonderfully private setting across approximately 30 hectares of Tuscan countryside, with wide views towards the Maremma landscape and the sea.
- Guests have plenty to enjoy without leaving the estate, including tennis, football and basketball facilities, an on-site gym and a spa with sauna, steam room and dedicated massage and treatment room.
- The outdoor spaces are designed for long, sociable days, with three covered dining areas, a barbecue, pizza oven, outdoor kitchen and wine bar.
- The separate annexe, just 50m from the main house, offers additional privacy for guests, with its own living space, concealed kitchen and countryside-facing terrace.
- The beaches of Feniglia and Giannella are within easy reach, while the estate's private helipad offers an additional option for arrivals, subject to prior arrangements.

What you should know...

- The pool is fenced, but children should still be supervised around the pool, gardens and wider estate.
- The annexe accommodates up to three guests across two bedrooms, with a shared shower room, living area and concealed kitchen.
- Staff live on site, which may be reassuring for some guests but should be made clear in the listing.
- Security cameras are installed in the garden and at the entrance.
- The nearest village, Magliano in Toscana, is around 6km away, so a car is recommended for local shops, restaurants and beaches.
- Massage treatments are available at an additional cost and should be booked in advance. A dedicated massage and treatment room with a treatment bed is available on site.
- Guests wishing to arrive by helicopter should confirm landing arrangements and any necessary permissions before travelling.

Terms & Conditions

- **Security deposit:** €7,000 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:** 10am

- **Departure time:** 4pm

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Yes, pets are welcome on request only and with prior agreement with the owner. Guests who bring their pet may be subject to an increased security deposit or increased cleaning fee. Please enquire for more information.

- **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 that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 Please note home security devices may be installed at the villa, please enquire for further information.
 If the annexe is not booked, 2 members of staff will stay onsite.

- **Changeover day:** Saturday only

- **Smoking Allowed?:** Not permitted.

- **Minimum stay:** 7-nights

- **Heating costs included?:** No, extra 500€ 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 person per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi connection included.

- **Pool towels included?:** Yes (One per person/per week)

- **Pool opening dates?:** The pool is open from May to November. Please note that adverse weather conditions can lead to the pool opening later or closing earlier in the season.