Podere Terra Etrusca

Region: Tuscany **Sleeps:** 12

Overview

Podere Terra Etrusca offers a relaxed and comfortable stay along the Tuscan coast, combining generous indoor spaces with inviting outdoor areas. The ground floor is arranged as a spacious open-plan layout, with living and dining areas that flow easily together, creating a sociable setting for spending time as a group. Large openings connect the interiors to the garden, allowing natural light to fill the space and making it easy to move between inside and out.

The villa accommodates up to 12 guests across six bedrooms, with two bedrooms on the ground floor and four on the first floor, offering a practical layout for families or groups. The outdoor area is designed for enjoying the Tuscan climate, with a private swimming pool surrounded by sun loungers and a well-kept garden. A shaded pergola with an outdoor dining area provides the perfect spot for relaxed meals, whether it's a leisurely lunch or dinner as the evening cools.

The location adds to the appeal, with the village of Guardistallo just 4km away, where you'll find local shops, restaurants and everyday amenities. The coast is also within easy reach, with beaches around 15km away, making it simple to combine countryside living with time by the sea.



Facilities

Villa • Air-Con • Boat Trips • Wine Tasting • Historical Sites • Private Pool • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Special Offer • Chef/Cook Available • Has Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Pets on Request • Heated Pool • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Cooking Classes Available • Wine-Tasting Available • Ideal for Babies & Toddlers • High Chair(s)







Interior & Grounds

Villa Interior (400m2)

Ground Floor

- Open-plan living room with sofas, armchairs, TV, fireplace and dining area seating 12
- Well-equipped kitchen
- Bedroom with twin beds and ensuite bathroom with shower
- Bedroom with double bed and ensuite bathroom with a shower

First Floor

- 4x Bedrooms with double beds and ensuite bathrooms with showers

Basement

- Laundry room with washing machine and dryer

Outside grounds (1000m2)

- Private swimming pool (10m x 5m, max depth: 1.5m, heated on request for an extra cost) Open approximately mid-May to September
- Sun loungers and parasols
- Pergola with outdoor dining table
- Barbecue
- Parking

Additional Facilities:

- Wi-Fi
- Air-conditioning (extra cost)
- Heating (extra cost)
- Cot and highchair
- Iron and ironing board









Location & Local Information

In the rolling countryside of the Tuscan coast, Podere Terra Etrusca enjoys a relaxing setting with easy access to both local villages and the sea. Just 4km away, Guardistallo offers a taste of traditional Tuscan life, with its small shops, restaurants and cafés, perfect for relaxed meals and everyday essentials.

The coastline is also within easy reach, with beaches around 15km away, ideal for day trips spent by the sea. Along this stretch of coast, you'll find a mix of sandy beaches, beach clubs and waterfront restaurants. The surrounding area is equally appealing, with vineyards, olive groves and scenic drives leading to nearby towns and villages, making this a great base for exploring the Tuscan countryside and coastline at your own pace.

Local Amenities

Nearest Airport	**Pisa Airport (70 km)**
Nearest Airport 2	**Florence Airport (124 km)**
Nearest Beach	**(15 km)**
Nearest Restaurant	**(1 km)**
Nearest Tennis	**(20 km)**
Nearest Train Station	**Cecina (15 km)**
Nearest Village	**Guardistallo (4 km)**
Nearest Supermarket	**Guardistallo (4 km)**









What we love

- Spacious open-plan living areas and six generous bedrooms make it ideal for large families or groups
- Just a short drive to Guardistallo for shops and restaurants, with the coast and beaches around 15km away
- Extensive outdoor space with a private swimming pool, garden and wonderful countryside surroundings for relaxed days outside

What you should know...

- A car is highly recommended to explore the local area.
- The swimming pool is unfenced, please take care and supervise children.

Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded after departure, subject to full security inspection.

- **Arrival time:** 4.00 p.m. to 7.00 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. Check-out outside this time may be subject to an extra cost. Please enquire for more details.

- **Energy costs included?:** Extra €0.90 per kW for air-conditioning, payable locally.

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

- **Pets welcome?:** Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday. All other days on request.

- **End of stay cleaning:** Mandatory €390, payable locally in cash. This is for a standard changeover clean. 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?:** Extra €6/cubic meter, payable locally.

- **Pool heating charge?:** Pool heating must be requested 4 weeks in advance and is an extra cost based on consumption, paybale locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Owners will operate heating as advertised, but specific temperatures can't be guaranteed. No compensation applies where weather affects pool heat.

- **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 opening dates?:** Open approximately mid-May to September. 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.