Villa Airone

Region: Tuscany **Sleeps:** 10

Overview

Villa Airone epitomises Tuscan grace and charm - a large, elegant, stand-alone farmhouse style home clad in terracotta roofing and ochre-toned exteriors with pretty olive-hued shutters, overlooking the wonderful Renaissance-esque hills and woods.

The beautiful pool, with azure waters is framed by generously proportioned decking space with great lounging potential and comfortable day beds. There is a choice of outdoor dining areas, from the pool side gazebo style al fresco spot - ideal for afternoon nibbles or a post swim breakfast of fresh coffee and pastry, to the shaded veranda complete with outdoor kitchenette and barbecue, ideal for evening meals as a family or group.

The living spaces are chic and classic with wonderfully selected furnishings in quality raw materials, whilst artefacts, wonderful artwork and ambient lighting make this space very much a “home from home”. Large open plan living is broken up into naturally separate spaces, the wonderful solid wood table will easy seat parties of up to twelve. The kitchen is both smart and functional - great for eating in, whether it be children’s meals or afternoon snacks, or relaxed breakfasts. It provides state of the art fittings and a chic monochrome colour-scheme, whilst the views of the wonderful rolling hills are visible from every angle. Each of the five bedrooms is finished with impeccable taste and style, with far reaching views, elegant design accents with stunningly selected furnishings, crisp quality bed linen and abundant fluffy towels.

For a stylish, effortlessly elegant Tuscan holiday environment, simply look no further! At Villa Airone, subtle opulence abounds and there is a sense of bygone years with the faithful preservation of original features, whilst every impeccably placed modern touch is integrated, including helpful on hand staff.

Please note the indoor swimming pool (at an extra cost) is currently closed until further notice due to maintenance issues.









Facilities

Weddings • Villa • Sailing • Cycling • Historical Sites • Horse Riding • Walking/Hiking Paths • Working Fireplace/Woodburner • Private Pool • Air-Con • Wine Tasting • Special Offer • Maid Service Included • Has Offer • Has Discount • Ideal for Teens • Maid Service Available • Chef/Cook Included • Indoor Pool • Beach Nearby • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Indoor Games • DVD • Gym/Fitness Room • Satellite TV • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Spa

Treatments Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Babysitting Available • Breakfast Included • Laundry Service

Interior & Grounds

Villa Interiors (700m2)

Ground Floor
- Large fully equipped kitchen
- Living room with 360°chimney, dining area and pool table
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed
- Bathroom

First Floor
- Living room with TV, and Dolby Surround
- Bedroom with double bed, terrace and en-suite bathroom
- Bedroom with double bed
- Children's room with two beds
- Bathroom with a shower

Lower Ground
- Indoor swimming pool available mid-September to May only and at an extra cost (please note the indoor pool is currently closed until further notice due to maintenance issues)
- Gym (40m2) with equipment and video tutorials for training
- Laundry area (not open to guests, only accessible to the housekeeper)
- Staff quarters (double bedroom, bathroom, kitchenette, sofa bed)*

**Staff quarters available at an extra cost only, please enquire.*

Outside Grounds

- Private outdoor swimming pool (8m x 10m), available all year (weather permitting)
- Patio with BBQ and table with chairs
- Covered dining area
- Relaxation areas
- Poolside pergola and two teak platforms (100m2)

Facilities

-WiFi
- Air conditioning in every room
- Fireplace
-TV









Location & Local Information

The charming village of Carige is a five-minute drive from Villa Airone, where all the traditional amenities such as newsagent and bakery are available as well as supermarket and service station. There is also a hotel within a 10-minute walk (open in the summer months only) which features a restaurant, spa and padel court that are available for Villa Airone guests to book. Other restaurants are within a short drive.

This landscape is considered among the best that the Tuscan Maremma region has to offer, with its splendid hills, elegant architecture, olive trees and vineyards. The views at every turn are enchanting and awash with seasonally changing colours.

Capalbio is certainly worth a visit; a walled hilltop town with winding streets and lovely little antique houses, while a walk around the castle walls provides views across Maremma and down to the sea. Further on, an ideal day trip for the family would be renting a boat or taking a leisurely ferry trip to one of the nearby islands of the Tuscan archipelago.

Rich in artistic heritage, there are many ancient villages starting near Capalbio through to the cities of Siena (the quintessential medieval city) and Florence, the latter considered the birthplace of the Renaissance. Whether it be wine tasting in Chianti, a trip to the hill towns of Montepulciano and Montalcino, or a visit to the leaning tower of Pisa, visitors to the region will sense that they can barely stretch the surface of the potential on offer!

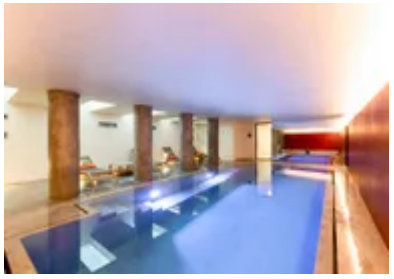
Local Amenities

Nearest Airport	**Rome International Airport (120 km)**
Nearest Airport 2	**Pisa International Airport (210 km)**
Nearest Bar/Pub	**Capalbio (4km)**
Nearest Beach	**Sandy beaches (10 km)**
Nearest City	**Rome (126km)**
Nearest Golf	**Argentario Golf Club (29km)**
Nearest Restaurant	**Hotel restaurant (summer only) (10-minute walk)**
Nearest Supermarket	**Capalbio (4km)**









Nearest Village	**Capalbio (4km)**

What we love

- The light, dazzling outdoor pool is set overlooking lawns and rolling countryside.
- Wonderful outdoor spaces: summer kitchen and patio, organic garden, barbecue and trellis-shaded verandas offer many options for al fresco dining or drinks.
- Rural and agrarian location whilst being a short drive from shops and amenities, and wonderful stretches of coastline.

What you should know...

- Charges apply to use the indoor swimming pool (which is available April, May and October) and advance notice is needed - please see the 'Extras' tab for details.
- Staff quarters (up to two people) located on the lower ground floor, available upon request at €1000 per week - please enquire. If not reserved, this area will be closed.
- Youngsters and smaller children will need to be monitored by the pools and on internal stairs, whilst this home remains a family friendly option.
- A discreet gardener tends to the pool and gardens six days a week - usually very early in the morning so you may not see them!
- Walking distance to the nearest restaurant however please note that some parts of the route do not have pavements.
- Laundry and ironing service are managed by the villa staff
- Laundry room is not available for guests and is reserved for staff use only

Terms & Conditions

- **Security deposit:** €3000 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:** 4.00 p.m. - 7.00 p.m. Check-in outside this time is subject to an extra cost. Please enquire for more details. No arrivals after 11.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Included in rental price (except heating).

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Staff quarters (up to two people) located on the lower ground floor, available upon request at €1000 per week - please enquire for more info. If not reserved, this area will be closed. 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 the 15th of August the cleaning service is suspended due to national holiday. Please enquire for more information. 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.

- **Changeover day:** Flexible and Saturday depending on season.

- **End of stay cleaning:** Extra €500, payable in cash locally. 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:** Laundry and ironing service are managed by the villa staff. Laundry room is not available for guests and is reserved for staff use only

- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted

- **Minimum stay:** 3-7 nights depending on season.

- **Heating costs included?:** Extra cost, upon consumption, payable locally

- **Pool heating charge?:** The indoor swimming pool can be heated, to be requested at least one month before arrival, extra €1500 per week payable locally in cash. The indoor pool heating is available in April, May and October. This time frame may change without notice, please enquire for more info.

- **Tax:** Italian Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

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

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The outdoor pool is open all year round and it's not heated. Please note that outdoor pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.