***Tuscan Country***

**Fact File Villa Elisabetta**

***Villa Description***

Villa Elisabetta is a beautifully restored private property on a large working country estate in the heart of the Maremma region. Close to the coast yet far enough inland to enjoy an intact rural countryside with large old fashioned country estates set among gently rolling hills, olive groves, extensive vineyards and woodlands.

Exceptionally decorated to a very high standard, Villa Elisabetta was restored by the owners as their own private country home and is a house that has all the aura of being lived in and is truly welcoming.

Great attention has been paid to detail in decorating and furnishing the property. The furnishings and fittings are of excellent quality, hand painted interiors and a knowing use of colour together with an exceptional design layout, add a warm richness to the feel created within the house itself. And glorious light streams in from large French shuttered windows that go all around the property. Extremely comfortable, this must be among the prettiest properties on the market today.

The Main Villa offers 6 upstairs bedrooms and 4 bathrooms. On the west side of the house a family wing with 2 king size rooms and 2 twin rooms with 2 large bathrooms and on the east side 2 king size rooms with 2 bathrooms. A small independent Garden Cottage offers the 7th bedroom with its own living area and pretty kitchen corner. All the bedrooms are air conditioned. Altogether therefore Villa Elisabetta can sleep up to 16 guests.

The 2 upstairs wings are separated by a lovely large room with full size billard table leading on to a prettily furnished covered veranda.

A downstairs study area provides the perfect private space for working away from home. The study has a high speed internet connection and the villa has wifi.

Downstairs on one side of the house is a spacious kitchen which is more than well equipped. An adjacent large utility room provides room for all housekeeping equipment with dishwasher, sink and preparation area, washer and dryer and ironing facility, water cooler.

The kitchen also houses a well provisioned wine cellar of the Estate’s own wines together with a wonderful selection of extremely good local wines which are of an excellent caliber and are produced by famous cellars.

Next to the kitchen is the large indoor dining area with beautiful polished wood table to seat at least 20 guests and in fine weather all the French windows are open and drinks can be enjoyed just outside on the patio or lawns or poolside. For cooler weather the large open fireplace will add warmth and create wonderful atmosphere.

The central downstairs living area has been decorated in the most original fashion. Comfy sofas and armchairs provide the perfect area for sitting and relaxing next to a games area with well lit card or games tables. And on a raised whitewashed wooden indoor deck a large sitting area has been created with the most beautifully coloured padded cushions and carpets for sitting and relaxing and enjoying maybe that occasional quasi oriental evening. A tall, elegant, full wood book case overlooks the room, full of beautiful volumes to browse through.

Next to the living area, a large, comfortable, well equipped small cinema lounge offers the latest in multi-media entertainment.

A guest bathroom is situated on the ground floor area.

A rose covered pergola leads to the pool area which has its own covered patio, Turkish Bath and shower room facilities, and kitchen with bar facilities.

The south facing pool which is surrounded by well tended lawns, boasts magnificent views. Elegant sunbeds are strategically placed to enjoy a valley of fields and gentle hills with surrounding woodlands that extend to the very distant low mountains and neighbouring hilltop towns which shimmer at night.

Maid service is on hand all day Monday to Saturday and Sunday mornings to cater for guests every need. All staff are very professional and accommodating and are also English speaking.

Another huge plus to this property is the private 9 hole golf course, tennis court and professional equestrian centre on the estate which are for exclusive use of villa guests only. Access to all these facilities is included in the rental.

Very well positioned, Villa Elisabetta is close to historical centres such as Massa Marittima and coastal gems such as Bolgheri and the famous Antinori Estates. A wonderful area for wine and food with some highly prestigious vineyards and restaurants close by.

For sea and surf sports enthusiasts the exclusive resort of Punta Ala is just a half hour drive, home also to another splendid 18 hole golf course. Great beach locations are also accessible for families.

The property is very well located for airport access being 1hr 10 mins from Pisa airport, just under 2 hours from Florence airport and 2 hours 30 minutes from Rome airport.

Excellent services and staff are offered with this rental and the villa itself is an example of exceptionally high quality real estate.

***Services***

Services included in the rental:

* Electricity included. Air conditioning (refer to electricity)
* Water, Final cleaning included
* Heating included
* Housekeeping included for up to 8 hours per day Monday to Saturday and 4 hours Sunday morning
* Telephone charges extra.
* High Speed Internet included
* Cook available upon request: E180 service fee for dinner (7.30pm/9.30pm) - to prepare a three course meal (cost of food and wine additional). E120 fee for lunch (12:30/2:30) –(cost of food and wine additional). Meals have to be ordered at least 24 hours in advance.
* Daily service breakfast included (cost of food and drinks extra)
* Professional Chef and Waiter Service available on request.
* Celebrations, Parties, Weddings and Events may be held – please request details.
* Welcome dinner included (wine not included)
* Water Cooler available for guests
* Baby sitter service, upon availability E15 per hour – each baby sitter can look after 3 children max.
* Laundry & ironing service charges extra: E12 per hour
* Extra change of linen at E. 20 per room – Extra change of bathroom towels E15 per set
* Access to private Golf Club included
* Tennis court use included
* Horse riding for proficient riders on site subject to availability. Riding school locally.
* Any sports tuition or lessons are to be paid for extra.
* Check-in / Check-out service provided by HOUSE MANAGER – E50 surcharge for late arrivals until 10pm & E100 after 10pm.
* Security deposit: E3,000 in cash or USD (double signed traveler checks) by the client directly to the house manager (if paying by traveller’s checks an additional E10 is required to cover exchange fees)
* The owner and staff are not responsible for injury, loss, or damage to persons or personal items while staying at Villa Elisabetta.
* Swimming pool open from May to October.

*NB: If extra services are booked and then cancelled in loco the payment for these will be deducted from the Security Deposit.*

*Tuscan Country Ltd 2013 – 2014.*