

ITALY

**Seaside
Destinations**

TUSCANY LIVORNO

LUXURY VILLA

Minutes from Bolgheri and the Super Tuscans district, between Florence and Rome, a sumptuous mansion in style.

Born as a noble villa, this property has been the house of epic love stories, then an abandoned mansion and, finally, restored and implemented during the course of seven years with the best technology applied to domotics. Together with a system of alfresco areas, terraces, colours and wide spaces, a continuity between interior and exterior penetrate from the façade into the spaces of this prestigious home: no luxurious material has been spared while smart automation, audio-visual entertainment, touch-of-a-button lighting and heating control, a comprehensive security systems have been implemented: the result is a beautiful, contemporary home with personality and unique in its space design, fixtures, fittings, furniture and accessories. Dive into the heated pool surrounded by the Tuscan countryside and the soothing sounds of birdsong; experience the best side of Tuscany, that of the Super Tuscan wines and the Etruscan Coast, a stretch of land surrounded by beauty, sand beaches, one hour from the International airport of Pisa or the private airport of Grosseto, and centrally located between Florence, Rome, Siena and Porto Ercole.





DETAILED COMPOSITION

A brief description of the rooms available and included in the property rental

GROUND FLOOR

- 1 Hall that opens onto the billiard room (left) and formal dining room (right)
- 1 Reading Room, 1 TV/Cinema area with a high-tech television, SONOS System, Satellite TV
- 1 Dining room area for 20 guests
- 1 Fully Equipped Professional Kitchen with access to the staff quarters
- 1 Patio 200 sq. meters (2150 square feet) with tables, chairs, sun lounge beds and tables for alfresco dining
- 1 Heated Swimming Pool with umbrellas and lounge chairs
- 1 Pool House
- 1 Laundry service area (staff only)

FIRST FLOOR

- 3 Double bedrooms with en-suite bathroom

SECOND FLOOR

- 4 Double bedrooms with en-suite bathroom
- 1 Lounge area with sofa

TOP FLOOR

- 1 Romantic Double bedroom with private bathroom (underfloor level)

GREEN HOUSE

- 240 Sq.Mt. greenhouse for events (extra cost)







IN ONE GLIMPSE

Recap of the property main characteristics all in one glimpse.

- The property measures 1,100 Sq.Mt. of living space
- The estate is ten minutes from beach clubs and in the super Tuscans district
- The property offers a heated swimming pool
- The property features air conditioning and Wi-Fi throughout
- The property can accommodate a maximum of 16 adults



VILLA AMENITIES

Complete list of indoor and outdoor amenities of this property.

Indoor

- Modern Air conditioning & Heating system throughout
- Home automation and control by Siemens with energy-efficient home automation system
- High-quality Wi-Fi service
- Fully equipped chef's kitchen
- Marble Tuscan fireplaces
- Media & Cinema room
- Fitness room
- Satellite TV (400 channels) in Living Room & Cinema Room
- Washer & dryer (staff use only)
- Well-equipped bathrooms

Outdoor

- Large swimming pool (seasonally heated from May – October)
- Luxury sun beds and umbrellas
- Several alfresco dining areas
- Olive grove
- Large covered area designed for private events
- Pool house with toilet & massage room







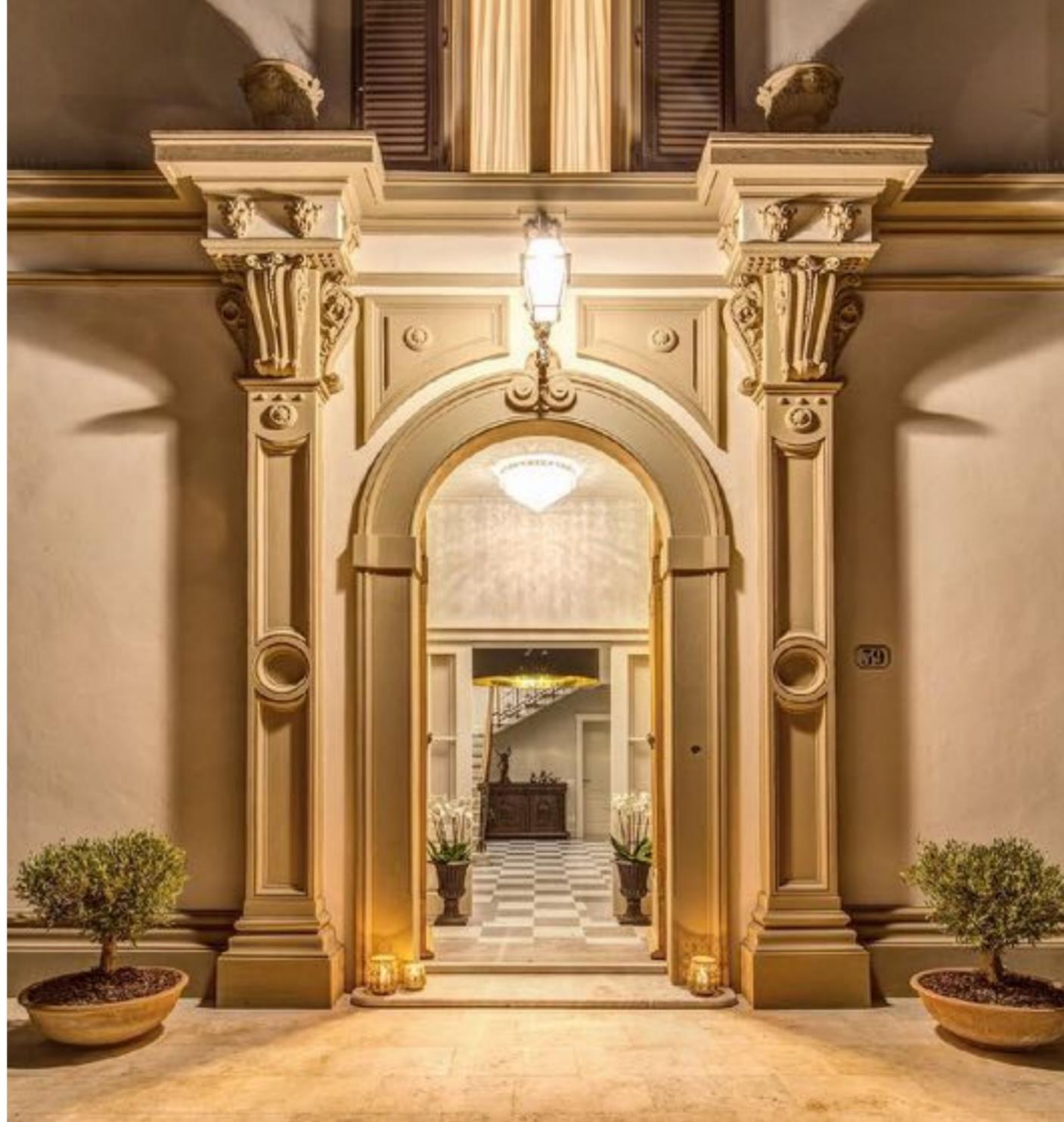


ABOUT LIVORNO

Surrounded by olive groves and the vineyards of Chianti, Siena is one of the most beautiful cities of Tuscany.

The Etruscan Coast, a land washed by the sea for over ninety kilometres, is a long narrow stretch of coastline along Tuscany covering from Livorno to Piombino, a small town set on a promontory in front of the Elba Island. Along the Etruscan Coast long rocky sections alternate with sandy beaches, taverns and restaurants offer excellent seafood cuisine paired with outstanding wines and greenery is everywhere, from the pine forests that surround the beaches, to the small forests and parks located a short distance from the coast and overlooking the sea. Gulf of Baratti, Buca delle Fate and the marinas of Bibbona and Castagneto Carducci represents the best beach destinations of the entire area. The nearby Bolgheri is the birthplace of many of the excellent wines from Tuscany, the Super Tuscans (Cantine Incisa, Antinori, Frattini to name some). Volterra, famous for its alabaster, such as Florence, which needs no introduction, can be reached with a wonderful drive. Nearby are four golf courses (18 and 9 holes): Punta Ala, Gavorrano and two in Tirrenia near Pisa.

TUSCANY LIVORNO

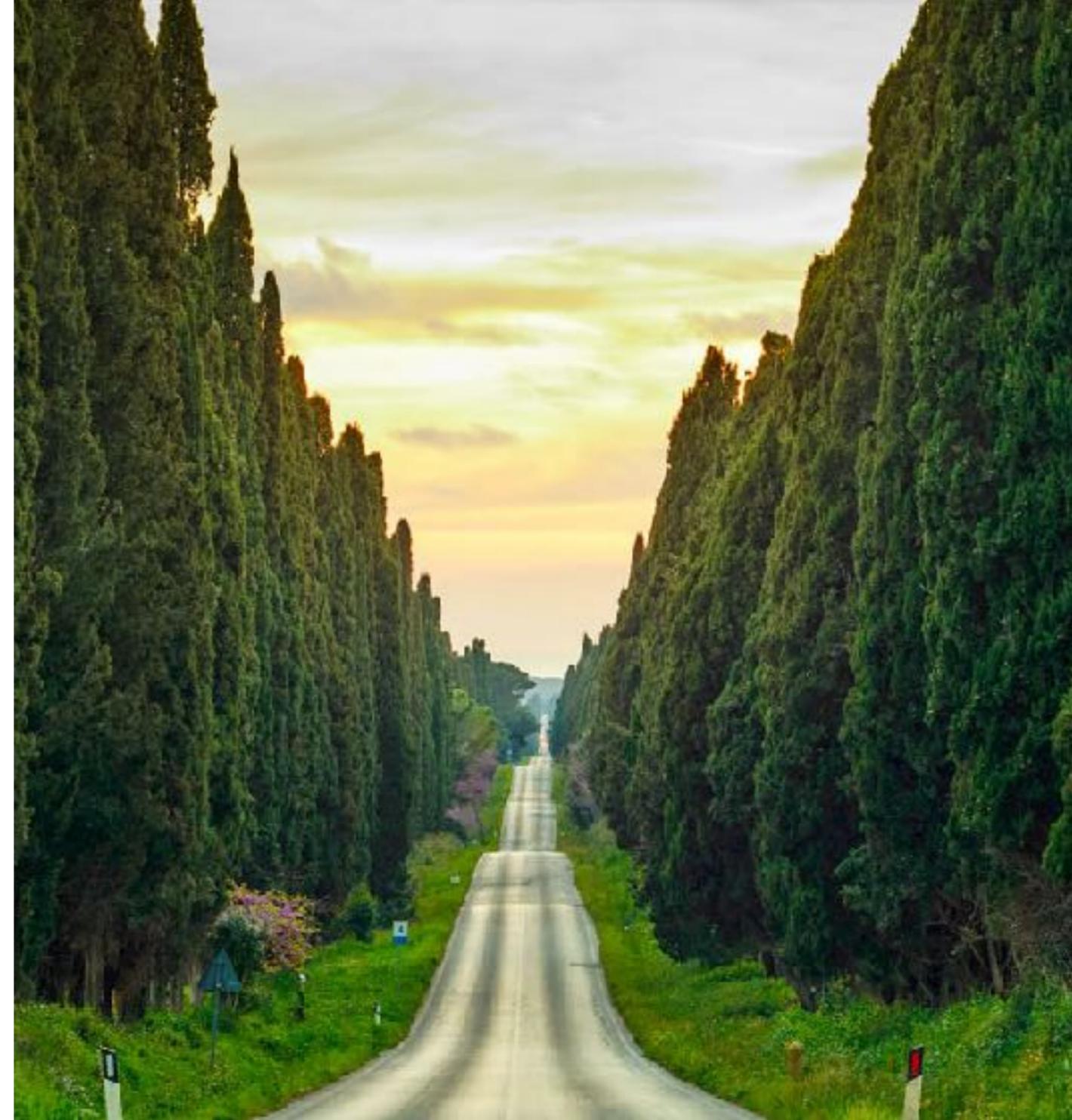


ABOUT TUSCANY

Landscapes, artistic heritage and stand-out cities make Tuscany an unquestioned protagonist of tourism.

Blessed with beauty, wine and an unparalleled artistic legacy, Tuscany's a region that largely lives up to its fame. Its fabled rolling landscape has long been considered the embodiment of rural chic, a favourite of foodies and wine lovers, while its cities harbour a significant slice of the world's Renaissance art. Florence in itself, boasts more world-class art than many entire Countries. Famous for its hills outlined by endless rows of cypress trees, majestic castles, thermal spa towns, tiny medieval villages surrounded by olive groves, this is an idyllic region that also features gorgeous emerald green seaside as well as dramatic mountains, all in a very concentrated space. From the fashionable Mediterranean coast to the marble mountains of Carrara, often both visible from one same position, the chestnut forests of the Apennines, the Natural parks with lakes, canyons, thermal springs and grottoes, the luxuriant gardens of the Renaissance villas, olive groves and vines, Tuscany is a fantastic place to visit all year round.

TUSCANY LIVORNO





ITALY

Seaside
Destinations

CODE ITLI018