

Villa Maremmana

Maremma - Tuscany

Villa Maremmana is a luxury mansion set in its own oasis of natural beauty in the heart of the Maremma region of Tuscany. The villa is 16 miles north of Grosseto and a 25 minute drive from the beach. With magnificent grounds extending over 2300 acres and its own private 12-hole, 10-green golf course, guests will be able to enjoy a round whenever they like in absolute peace and tranquility. Tee-off is less than a mile from the property. Neighboring villa, La Marchesa, available for 18 guests.

Sleeps 12

BEDS & BATHS: 6 BDR/6 BTH

Ground Floor: 1 guest bathroom with shower.

First Floor: 1 king bedroom with en suite bathroom (double sink) and stone tub with handheld shower and glass-doored shower. 1 king bedroom with access to outside balcony, and en suite bathroom (double sink) and stone tub with handheld shower and glass-doored shower. 1 twin with en suite bathroom (double



sink) with stone tub with handheld shower and glass-doored shower. 1 twin with en suite bathroom (double sink) with shower. 1 king and 1 twin bedroom share private bathroom (double sink) with stone tub with handheld shower and glass-doored shower.

LIVING SPACES:

Ground Floor: Double entrance hall and several foyers; massive, colorfully decorated living room with central fireplace and sitting area; study with computer and desk; dining area with traditional Tuscan fireplace and beautiful table (seats up to 16)—access through 3 French doors to the outdoor gardens; spacious, fully-equipped kitchen; sitting room with entertainment system with projection TV; laundry and ironing room.

First Floor: Billiard room with entrance to large terrace with lounging chairs overlooking the countryside.

OUTSIDE FEATURES:

Swimming pool with outdoor furniture/ lounges; large outdoor area for relaxing and dining; table tennis; vegetable garden, large estate for horseback riding or trekking.

AMENITIES:

Private, beautifully landscaped 12-hole, 10-green golf course. Turkish bath. A/C in bedrooms, satellite TV, DVD, CD player, stereo, computer, telephone, high-speed Internet, fax, dishwasher, washing machine and dryer, private parking for four cars. All twin beds are convertible. Towel heaters in all bathrooms.



B R A V O
HOLIDAY RESIDENCES

TUSCANY

Tel: 866-265-5516
www.hipvillas.com

SPECIAL CHARACTERISTICS:

This estate's completely private 12-hole, 10-green golf course (only a 10 minute drive away) adds an exceptional level of luxury and recreation to this already wonderful villa. The course is in complete harmony with its environment, surrounded by big cork oaks, bordered by small streams, and with lakes forming beautiful obstacles. A nearby horseback riding center offers guided excursions which can be organized within the property or in nearby natural parks, with the possibility to ride all the way to the sea. Tennis court is 5 minutes away by car. For sailing lovers, trips can be organized on the villa's yacht to the islands of the Tuscan archipelago. The famous, bustling Puntala harbor is 35 minutes away by car. Two world-class spas are nearby, offering thermal baths, massage, and the most advanced aesthetic and curative treatments.



- Water and final cleaning included
- Electricity up to 400 kW per week included (extra E0,42 per kW)
- Heating not included (E400 per week from April to May, October, and other months which require heating)
- Daily breakfast service included (cost of food additional)
- Welcome dinner included
- Morning housekeeping service included for up to 4 hours daily per week (except Sunday)
- Extra housekeeping service, on request: E12 per hour
- Babysitter service, upon availability: E15 per hour
- Telephone charges extra
- High-speed internet included
- Cook available, on request (food and wine excluded): E150 per 3-course dinner/ E80 per buffet lunch
- Laundry and ironing charges extra: E12 per hour
- Change of bath linen twice per week included
- Additional linen change: E20 per room; Bath linen: E15 per set
- Access to private golf club and tennis court included
- Security deposit: E3,000 due upon arrival in cash (if paying by traveller's checks, an additional E10 is required to cover exchange fees)
- Late arrival fee of E50 applied between the hours of 8 p.m. and 10 p.m. (no arrivals are accepted after 10 p.m.)

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

Check-in between 4 p.m. and 7 p.m. – Check-out by 10 a.m.