

TUSCANY VILLAS SEASIDE & COUNTRYSIDE



FORTE DEI MARMI

VILLA PALACE

The villa comprises of three levels each reachable by an internal elevator. In the vast living room there are several large windows where sunlight pours in.

5 Bedrooms (2 double, 3 twin), 5 Bathrooms, Garden with a lush vegetation, Infinity pool with sun-beds, Fireplace, Terrace and patio with dining and lounge area, Equipped kitchen with dishwasher and other appliances, Washing machine and dryer, BBQ, Air conditioning and heating, SAT TV, DVD and CD player, WI-FI internet connection, Beautiful panorama



VILLA IMPERIAL

takes its name from the most famous area in the old fashioned Forte dei Marmi: Roma IMPERIAL. This impressive villa is located at just 100mt to the beaches and was obtained by a typical 900s' villa and thank to a careful renovation it is now equipped with all the comforts but still maintaining its original look of a Versilian villa. The villa is completely surrounded by 2500 sqm park with many plants and trees.

8 Double bedrooms with en suite bathrooms with Jacuzzi bathtub, 2500 sqm park, Pool with sun-beds and chairs, gazebo with outdoor dining area, Air-conditioning throughout the villa, Fully equipped kitchen, Fireplace, TV sat, Internet Wi-Fi, Large parking, Cooking and Maid services on request



VILLA FUNNY

A welcoming and charming villa located in Ronchi a residential area near Forte dei Marmi (4 km.) and it is only 700m from the beach.

It enjoys a peaceful privacy thanks to its location and to its beautiful 10.000 sq. m. flat garden.

6 Bedrooms (3 double, 2 twin and 1 single bedroom), 4 Full bathrooms, 10.000 sqm. garden with furnished patio for al fresco dinner, Equipped kitchen with all modern appliances including dishwasher and electric oven and wood fired, an equipped kitchenette in the cottage, Fireplace, Air Conditioning in 2 bedrooms, Satellite TV and HI-FI system, High speed internet connection. The Villa is located in one of the most popular spot of the Tyrrhenian sea, Versilia. A cool area famous for many actors, professional athletes, diplomats, businessmen and other VIPs who spent their holidays there.



VILLA YELLOW COCK

newly built property based on two floors, at only 700 m. to the beach and surrounded by poplar plants and the impressive view of the and neighbouring with luxury villas in an exclusive and peaceful area in Forte dei Marmi.

6 Bedrooms (5 double, 1 single), 7 Bathrooms, Swimming pool equipped with chairs and sun-umbrellas, Panoramic terrace equipped with table and chairs, Garden and Barbecue, Air conditioning in the bedrooms, Equipped kitchen with oven, fridge, freezer, dishwasher, Laundry room with washing machine, Sat TV and DVD, Internet Wireless, Billiard, Parking for more than 4 cars, Alarm system.

Distance: from Beach 700 m.; from bank, supermarket, mail, hairdresser, bar, ice-cream, florist and San Camillo Hospital only 300 m.; from the center of Forte dei Marmi 2 Km.



VILLA RIBBY

SWIMMING POOL & AIR CONDITIONING

5/6 persons (120 m²)

Beach of Forte dei Marmi 1350 mt / Center 1530 mt

Unique single villa, recently refurbished to a very good level, with excellent combinations between rustic and modern styles. A first class comfortable holiday villa, along with the pool, it has air conditioning, flat screen tv with sat receiver and dvd player, alarm system, microwave and much more.

Ground floor: living-dining, kitchen, full bathroom with shower cabin; First floor: double bedroom, bedroom with staircase bunk-bed, bedroom with french bed, full bathroom with bath tub; Patio, washing machine, dishwasher, fridge-freezer, flat screen colour Tv, Dvd player, Sat receiver, air conditioning, garden, swimming pool (8m x 4m) with Spa hydrojet area, private parking with remote electric opening gate



VILLA LAPE

11 persons (280 m²)

Beach of Forte dei Marmi 970 mt/ Centre 720 mt

Large 5* single villa with a private swimming pool, situated close to the centre, the beach and set in the area with other beautiful villas.

This villa, built on 2 floors, is paved and finished with the finest white Carrara marble. Well kept garden and two patios, one with direct access from the kitchen, where you will find all you need to dine in the open including a barbeque.

Ground floor: dining room, living room. Large kitchen, 1 bedroom with bunk bed, second kitchen, 2 bathrooms with a shower;

First floor: double bedroom with wardrobe area and bathroom en-suite, 2 double bedrooms 1 with balcony, 1 single bedroom, 1 twin bedroom with balcony, 2 bathrooms with a shower;

washing machine, dishwasher, Tv, dvd player, microwave, garden, private parking with remote control gate opening. 4,50 m x 9.00 m swimming pool



PORTO ERCOLE

VILLA ISI

The house, built in the 1960s, is located at less than 1km from Porto Ercole and sits on 5.000 sqm of ground, overlooking the beach "Le Viste". It is built on 2 levels, each one with an independent entrance. Magnificent panoramic view on the sea, from La Rocca fortress, the Feniglia beach, the Ansedonia peninsula, the small island (l'Isolotto) to the Avoltore point. 7 Bedrooms (4 double, 2 single, 1 triple), 6 Bathrooms, 1 Service storeroom, 1 service bathroom, 2 Furnished terraces with sea view, Garden with typical Mediterranean flora like oleanders, geraniums, pines, oaks and agaves, Barbecue, Fireplace. Garage for 2 cars + additional parking places in the front area. Fully equipped kitchen with gas stove, oven, refrigerator and dishwasher, Additional refrigerator, Washing machine, Satellite TV.



PORTO SANTO STEFANO

VILLA STEPHANY

Designed to accommodate both indoor and outdoor life. Built in natural stone, it is surrounded by beautiful gardens and offers unforgettable views over the sparkling blue Mediterranean and Tuscan archipelago. Furnished with antiques and impressionist art. 5 Bedrooms (3 double, 2 twin), 4 Bathrooms, Mediterranean garden, Swimming pool, Covered bar, Pergola with BBQ, Equipped kitchen dishwasher, kettle and microwave, Washing machine, Sat TV, internet wi-fi connection, stereo, 2 Cots and 2 chairs for children, Maid service and linen change, Parking area



ANSEDONIA

VILLA VIEWS – ANSEDONIA

Direct access to the sea. 6 Bedrooms with ensuite bath and air conditioned, 1 extra room in the annex, private swimming pool equipped with umbrellas and sun beds, 2000 sqm garden, terrace for al fresco dining, billiard room, 2 car parking. Dishwasher, washmachine, iron and ironing board, full equipped kitchen with cooking stove, hot plate, oven, microwave, refrigerator, fridge freezer, coffee maker, toaster, kettle. Stereo, fax, satellite TV, DVD player, telephone.

Additional services (included): bed linen, sheets and towels, daily maid service, cooking service, gardner

Set on a coastal hillside in the Maremma area of Tuscany, it is a unique property facing on the wonderful scenario of Argentario Muont and the Natural Park of Uccellina, 5km from Orbetello. Modern and stylish house built at the beginning of 70ies by a famous architect, completely renovated, it is immersed in a wide property (7 hectares) going down to the sea (50 mt.) with private access.

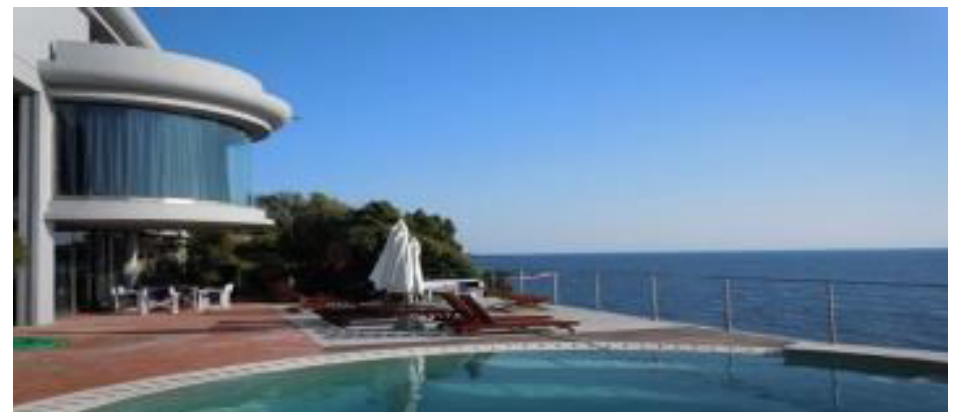


CASTIGLIONCELLO

VILLA SILVER BAY- CASTIGLIONCELLO

6 double bedrooms, 3 bathrooms, Circular-shaped pool with sea water, Garden with lawns and trees. Beautiful sea-view, Equipped kitchen, Jacuzzi, Terrace with solarium, Air conditioning in each bedroom, Pantry and laundry room

The villa is 450sqm with direct access to the sea. Situated opposite to the main island of the archipelago, its large windows offer an enchanting view of the nearby promontory of Castiglioncello



BOLGHERI

TUSCAN CASTLE

one of the most beautiful parts of the rolling Tuscan countryside and enjoys breathtaking views of the Tuscany hills down to the Tirreno Sea. It provides an unsurpassed Tuscan country home experience for families and other small groups of up to 20. its history can be traced back to the 11th century, when it was built by the noble Family "Della Gherardesca". It is within an hour by car of the diverse pleasures of Tuscany – historic villages, museums and churches with their priceless art. The castle is a 2H drive from Rome airport and 45min from the Pisa airport. Several important historic towns such as San Gimignano and Volterra are within 30min.

12 bedrooms, 12 bathrooms, Kitchen, Pool, Tennis court, Football field, Yoga pavilion. Air conditioning, Internet, Sat TV, DVD, Library. Barbecue, Terraces, Pizza oven



SAN GIMIGNANO

VILLA GIBS

Villa stands on one of the Via Francigena routes overlooking the valley with splendid views.

Within a radius of about 20 km you can reach small historically and culturally interesting towns like Certaldo, Barberino Val d'Elsa, Colle Val d'Elsa and Monteriggioni (rare example in Italy of a still intact fortified town, or "walled city"). Florence (about 35 km), Siena (25 km), Volterra (30 km), Pisa (50 km), the Chianti Classico (15 km) with its vineyards.

4 Bedrooms (2 double, 1 twin, 1 triple), 2 Bathrooms, Swimming pool with deck chairs and umbrellas, equipped garden with tables and chairs outdoor dinings, barbecue and wood-fired oven, equipped kitchen (stove, dishwasher, microwave oven, coffeemaker and toaster). Central heating, Sat TV, Washing machine and pressing iron, Hairdryer, Play room for children. On request local chef. Weekly change of linen and towels sets, water, gas and power consumption; cleaning and maintenance of the pool and garden



FLORENCE & AREA

VILLA FLORENCE

The estate, on the hills surrounding Florence, is dated around the 1200's and was owned by Accursio Bagnolo, known for having collected the final publication of the Justinian law. The architect Pasqui built the villa in 1874 and the property has only recently been restored by its current owners.

5 Double or twin bedrooms, 5 Bathrooms, Garden with pergola for al fresco dining, Pool, pool house with kitchen, bathroom and changing room, BBQ, Fireplace, Billiard room, TV room with Sat TV, Kitchen with breakfast room, fireplace, dishwasher, fridge and pizza oven, laundry with washing machine and dryer, Play area for children with Sat TV, ping-pong table and football, Elevator, Telephone, fax, wifi- Internet connections, DVD, stereo. Sport court with tennis, soccer and basketball, trampoline. Parking for many cars



VILLA RUFINA

Old property 400 m2 on 3 levels, fully renovated, comfortable and tasteful furnishings. Belonging to the Giuliano Spagnoli family, set in the heart of Chianti Rufina, built on the foundations of the old Cerchi castle. At only 10 km Pontassieve, 25 km Firenze, in a quiet position on top of a hill, in the countryside. Grocers 4 km, restaurant 4 km, railway station "Rufina" 4 km. Private: garden 600 m2 (fenced), swimming pool (6 x 12 m, depth 120 cm, 01.05.-30.09.) with built-in steps. Outside shower, garden furniture, barbecue. In the house: billiards table, central heating. House maid on request (extra). Motor access to the house. Parking by the house.

7 bedrooms, 6 bathrooms (One on the lower floor is wheelchair friendly). Parking, Dishwasher, Washing machine, Swimming Pool (Private pool), BBQ, equipped Kitchen (6 hotplates, oven, dishwasher, micro wave, freezer)

