Luxury Villa Living

# Villa Ader



Located in a privileged position between Capalbio and Grosseto, Villa Ader provides the perfect retreat for those seeking complete privacy and relaxation in Southern Tuscany. Surrounded by a lush garden, this property boasts a pool and breathtaking views of the surrounding countryside. Offering a tranquil and rustic atmosphere and charming views of the Argentario Gulf, Villa Eder can sleep fourteen guests in seven bedrooms (five double bedrooms and two rooms with bunk beds) spread over the main villa and the dépendance.

7 Bedrooms
Sleeps 14
Located near Magliano in Toscana, Tuscany, Italy

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## DESCRIPTION

Located a few kilometres from the sea and the most beautiful sandy beaches, the villa has been masterfully built while preserving the atmosphere of a traditional Tuscan house using local materials. Surrounded by olive groves and vineyards, the villa boasts a magnificent heated pool (15 x 5) and a generous poolside area with parasols, deckchairs, and comfortable sun loungers. Immersed in a beautiful garden, the poolside area represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation.

Offering a serene atmosphere, the outdoor area also features a small outdoor kitchen. Outdoors you will also find two lounge areas overlooking the sea: one in front of the main villa, and one in front of the dépendance. The garden also features two al fresco dining areas: one is located near the main villa and features a dining table for up to twelve guests under the shade of a large pergola; the other, not shaded by a pergola, is located near the dépendance and can sit up to eight guests.

Main Villa: The main villa sleeps ten guests in five bedrooms: three double bedrooms and two rooms with bunk beds. Offering a rustic atmosphere, the interior living space boasts high ceilings with exposed beams, soft lighting, and comfy seating. The ground floor features a double bedroom with en-suite bathroom with tub, and a room with bunk beds and en-suite bathroom with shower. On the ground floor you will also find a fully-equipped kitchen complete with dining area.

The ground floor also boasts a generous living room with large fireplace, a guest bathroom, and a laundry room with washing machine and dryer. On the upper floor you will find three bedrooms: a double bedroom with en-suite bathroom with both shower and tub, a double bedroom with en-suite bathroom with shower, and a room with bunk beds and en-suite bathroom with tub. Air conditioning is available in all bedrooms and is connected to solar panels.

Dépendance: The dépendance sleeps four guests in two double bedrooms. With three large arched windows, the ground floor boasts a living room with a high ceiling with exposed beams, fireplace, and a bathroom with shower. On the upper floor of the dépendance (which is on the same level as the ground floor of the main villa), you will find two double bedrooms sharing a bathroom with two entrance doors, tub, and shower. On the same floor you will also find a cinema room. Air conditioning in all bedrooms and is connected to solar panels.

### DISTANCES

Located near Castiglione della Pescaia and Capalbio, just 12 km from the spectacular coast, this seven-bedroom villa is ideally located to explore the region’s cultural highlights and most spectacular natural wonders.

Villa Ader is 156 km from Leonardo da Vinci International Airport, 173 km from Florence Amerigo Vespucci International Airport and 173 km from Pisa Galileo Galilei International Airport. Magliano in Toscana is 12 km from the villa, Talamone is 16 km Grosseto is 19 km, Orbetello is 31 km, Porto Santo Stefano is 33 km, Capalbio is 35 km, Porto Ercole is 36 km, Cala Moresca is 39 km, Cala Piccola is 39 km, and Saturnia is 47 km.

## Amenities

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Heated Swimming Pool (Extra Charge for Heating)
Air Conditioned Bedrooms
BBQ

## Staff

Housekeeper
Further Staff Available on Request

## Flights

Here at Luxury Villa Living, we help you to create the perfect package. We can source and organise scheduled and chartered flights upon your request.

## The Extras

The Luxury Villa Living difference!
We offer personalised and complimentary concierge services with each booking to make things as easy and stress-free as possible. From car hire to special restaurant reservations and more specific requests, we create a bespoke experience that is specially tailored for you

## Location

Magliano in Toscana, Italy