



## Luxury Villa Living

### Villa Fermi



Villa Fermi is a private Italian holiday luxury villa for rent newly restored at a high standard, at only 20 min. away from the Tuscan coast, in Capalbio area. The 380m<sup>2</sup> home is brand new however with old Tuscan features such as stone walls, arches in travertine (the local marble from Saturnia) and ceilings made with wood beams.

3 Bedrooms  
Sleeps 8  
Located in Marsiliana, Tuscany, Italy







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### DESCRIPTION

The villa has two outside sitting and dining areas with a pizza oven and stone made barbeque. Fermi has ample space to sit outside and enjoy the views of the Argentario and Giglio Island. Sunsets are truly spectacular.

The villa has 2.5 hectares of land that is comprised of both a private forest and an olive orchard. In the spring, summer and fall months the villa has a vegetable and herb garden that can be used by the guests. Fermi is perfectly located in the rolling hills of Southern Tuscany, the Maremma countryside. This part of the Tuscan coast is among the most sought-after tourism Italian elite. Fine sandy beaches, clean sea, very comfortable beach resorts with restaurants in the direction of the sunset.

If you drive from the coast along with the country, the village Capalbio appears, which is located on a hilltop surrounded by enchanting Tuscan hills. Capalbio, which is only twelve kilometres away (fourteen min.), is an old village that not only offers a relaxed atmosphere during the summer evenings, but you can also stroll through the alleys, discover nice views, eat great food in restaurants, or attend various cultural events, concerts and art exhibitions.

The nearest beach is 20 minutes away, a supermarket only 5 minutes and even horseback riding can be arranged at the local agriturismo.

Nearby towns include Marsiliana, Manciano, Capalbio and the seaside towns of Porto Santo Stefano, Porto Ercole and Orbetello. The swimming pool is located 50 m from the house. Upon booking various services can be organized: Tuscany cooking lessons, in-house chef, extra maid service, and horseback riding lessons.

380m2

#### GROUND FLOOR

large sitting room with a fireplace, large flat screen TV and dining area. From the sitting room, one French window opens onto the furnished porch. The other one opens in the direction of the pool. Fully equipped kitchen with cooking island and fireplace, guest bathroom, laundry room.

#### FIRST FLOOR

corridor

bedroom 1: double master king size bedroom (bed size 190cmx190cm), fireplace, doors opening to a terrace, en suite bathroom with shower (curtain and extra hand held shower), big bathtub, double sink and access outdoor via external staircase.

bedroom 2: small room with a bunk bed (2 single beds, bed size 80cmx190cm) suitable for children, with small wardrobe and en suite small bathroom with big shower (curtain).

bedroom 3: double queen size bedroom (bed size 150cmx190cm, not convertible into a twin) with en suite bathroom with shower, 1 bathroom with shower.

bedroom 4: double king size bedroom (bed size 190cmx190cm, not convertible into a twin), wardrobe, fireplace and en suite bathroom with shower (extra hand held shower).

outdoor

pool area with covered pergola, another outdoor eating area for up to 10 people.

notes

private road both tarmac and dirt road, driveway is gravel. Non smoking villa. Pets not allowed.

Wifi is 30 Mb/s and there is a Vodafone mobile Wifi hotspot that can also be used.





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### Amenities

Swimming Pool  
Air Conditioning  
WiFi  
Sound System  
Sky TV  
Apple TV  
BBQ  
Pizza Oven

### Staff

Housekeeper  
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

Tuscany, Italy

