

POGGIO DUE QUERCE



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Holiday home
Swimming pool
8 + 1 pers.
Beach 20 kms.

ELISABETH TRAVEL *Exclusive Travel Agency*

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Description:

Tuscany is one of the biggest regions of Italy, more or less triangularly shaped, with in the North-West the Apennines, till the sea in the South. A large part of this region is hilly, even mountainous, and the plains form but a small part of the total, mainly at the coast. Wherever you want to go; beauty and enjoyment is everywhere: Florence and other famous art cities such as Pisa, Lucca, Siena and Arezzo, but also the smaller cities like Volterra, San Gimignano, Pienza and Montepulciano. And even the smallest villages; they all can proudly boast at least one art-treasure, and the history of all of them can fill a library.

Set on a hillside in a typical Maremma landscape, Poggio Due Querce is the perfect shelter from the city life. The location is one of the most fascinating of Tuscany for the unspoiled nature, the beautiful sea with extended wild beaches, the Etruscan villages and the wine and gastronomic culture. The property is therefore an ideal choice for those looking for a completely private and relaxing holiday as well as for touring the surroundings.

Being at only 20 minutes from the beaches it can also combine country life with sea life. The panoramic position offers the most spectacular views on the sea and on the Tuscan Archipelago, with the Giglio island just in front of the lovely equipped terrace, a few steps from the swimming pool, providing a unique scenery where to enjoy magical sunsets.

The accommodation is split in two buildings which have been both restored retaining the original

character and have been furnished in a country bohemian style, giving to the interiors an intimate feeling without scarifying the simplicity of its original country character.

The house, reachable through a 2,6 km unmade road, is surrounded by a typical Mediterranean garden, with olive trees, rosemary and lavender plants, and a wild, natural vegetation all around, wonderful for walking and exploring.

The outdoor life is particularly enjoyable for the large flat garden, ideal for children, and for the several relaxing and dining areas, including a lovely vineyard pergola equipped with table and chairs.

Our conclusion: very secluded property nestled in unspoiled Maremma countryside. Magnificent views. Close to beaches.

Layout (8+1 pers.; 4 bedrooms, 3 bathrooms):

Upper house:

Ground floor: kitchen opening to a veranda with outdoor eating area, study with sofa-bed, double bedroom, bathroom (shower only), laundry.

Lower house:

Ground floor: living room, small kitchen, twin bedroom, double bedroom, twin bedroom (more suitable for children and teenagers), bathroom (shower only), bathroom (bath and shower).

Included in the rental price:

Maid service is included 3 hours per day, 3 days a week.

Facilities:

Swimming pool, barbecue.

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Distances: (approx. kms)

Magliano (nearest village with shops and restaurants) 8, Albinia (nearest supermarket) 20, nearest beaches 20, Grosseto 35, Rome airport (Fiumicino) 160.

Particulars:

Minimum rental period 7 nights. The rental period always is from Saturday till Saturday. During the low-season other periods may be possible

Included in the rental price: The usage of bed-, kitchen- and table linens on a basis of a weekly change, final cleaning and where applicable maid service

Not included in the rental price: tourist taxes and costs for heating. Payment directly on the spot

Most villas will provide bath-/beach linens; please inform on the moment of booking

The swimming pool (10 x 4 m) is opened from June 1 – September 28. Outside this period, please enquire upon booking if the pool can be opened

Upon arrival, a deposit of € 750,00 is required. In case the accommodation disposes of a telephone with an outgoing line, an extra deposit of € 250,00 is also required. Both amounts to be paid in cash

Check-in on the day of arrival between 16.00–19.00 hrs. Check out on the day of departure before 10.00 hrs. For check-in after 8 p.m a fee of € 50,00 is required and after 10 p.m the fee is € 100,00. Any late arrival has to be agreed in advance

Many villas are situated in rural surroundings, sometimes only to be reached via a so-called "strada bianca", an unpaved road. Please enquire prior to booking if the accommodation of your choice can be reached by car

In most cases, pets are not allowed so in case your booking depends on whether or not you can take a pet along, please enquire beforehand. If permission is granted, an extra deposit will be applicable

We recommend you to effect a cancellation Insurance

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Price list

	Number of persons	Low season	Mid season	High season
		4/1 - 4/4 18/4 - 30/5 26/9 - 19/12	4/4 - 18/4 30/5 - 4/7 29/8 - 26/9 19/12 - 9/1/2021	4/7 - 29/8
Huurprijs p/w	8 + 1	2150	2450	3800

The prices given are in Euro's
Prices for other periods than mentioned above, please inquire

