

## ESTATE LA LEPRAlA



Estate with 3 villas  
10/22 pers.  
Swimming pool  
Beaches 20 kms.

### Description:

Ideally placed between the coast and the countryside, this estate is in the Tuscan Maremma, on the hills facing the Etruscan coast, near the village of Castellina Marittima. The magnificent position boasts spectacular extensive views on the countryside and the Mediterranean Sea, up to the main Tuscan Islands Elba and Capraia, and in clear days up to Corsica. The estate is part of a natural Reserve called "Il Terriccio", offering a generous natural habitat to plants and wild vegetation.

La Lepraia is a comfortable large estate (13 hectares and sleeps up to 22 people), ideal for large groups or families who wish to enjoy their time together while retaining some privacy.

The owners, a prominent Italian family, fell in love with the beauty of this place and started an extensive and ambitious restoration project. The landscape work was carried on by the internationally renowned landscape architect Paolo Pejone who designed the five hectares' garden using mainly autochthonous plants, thus perfectly blending it in the surrounding environment.

The estate includes a compound of four stone buildings dating back to XVIII<sup>e</sup> century that have been carefully restored to an high-standard in full respect of the Tuscan tradition. Each of the three houses benefits of a private garden and a private covered terrace, equipped for 'al fresco' meals. They are equipped with all modern comforts and are tastefully furnished to a high standard with a pleasant combination of local antiques and some ethnic pieces. There are 11

bedrooms and 11 bathrooms, of which 8 en suite. A special feature is the beautiful solarium and pool area, which includes a large infinity swimming pool (16 x 8 m) with shallow end, a built-in barbecue and a cabin with a fully equipped kitchen, a bathroom and a changing room.

La Lepraia is a stunning and unique estate that we are proud to include in our selection. Despite being in a secluded location, it is only 15 km away from the nearest motorway exit and it is therefore an ideal base for exploring the main historical Tuscan cities for those who will feel to leave this oasis. For those looking for seaside beaches are only 20 km away. The caretakers live in a completely independent apartment on the estate and in no way interferes with client's privacy.

### Our conclusion:

High-standard property ideal for large groups or families. Elegant and stylish interiors. Stunning position with breathtaking views. Beautiful pool area.

### Important note:

**As you can see on the price list, it is possible to rent the structure in 5 different versions. When renting a version, all the other ones will be blocked (not available for rent/kept closed), in order to grant complete privacy to guests and sole use of all the grounds and the pool.**

**The photo's on the website are examples; if you are interested in renting the structure we will send you large pictures of the villas for getting a better impression of the estate and the houses.**

### ELISABETH TRAVEL *Exclusive Travel Agency*

Heliotrooplaan 302  
2555 MH Den Haag  
The Netherlands

- Tel.: 0031 (0)70 7852776
- Fax: 0031 (0)70 7852845
- Mobile: 0031 (0)6 51496840

- [www.elisabeth-travel.nl](http://www.elisabeth-travel.nl)
- E-mail: [info@elisabeth-travel.nl](mailto:info@elisabeth-travel.nl)

- Bank: ABN AMRO: 47.94.41.510
- BIC code : ABNANL2A
- IBAN nr. NL42ABNA0479441510

- KvK nr.: 32076515
- BTW nr.: NL 117127036B01

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Per una casa bellissima



## Layout:

La Lepraia estate can be rented in 5 different versions: for 10, 12, 14, 18 or 22 people. Guests staying at the estate will sleep in one of the 3 stone villas. Each of the three houses benefits of a private garden and a private covered terrace, equipped for "al fresco" meals. Below the layout of each villa.

## LA LEPRAIA for 10 persons:

**Ground floor:** entrance hall, guest bathroom, large reception room with fireplace and French doors opening onto the garden and overlooking the sea, billiard room with French door opening on to the garden, dining room opening onto a patio with table and chairs, large fully equipped kitchen, pantry. In the basement a laundry room is available.

**First floor:** large entrance hall paving the way to 5 large bedrooms as follows: master queen bedroom with en suite bathroom (bath and shower), twin bedroom with en suite bathroom (shower only), master queen bedroom with en suite bathroom (shower only), twin bedroom, bathroom (bath and shower) twin bedroom, bathroom (shower only).

## LA LEPRAIA for 8 persons:

**Ground floor:** entrance hall, guest bathroom, large reception room with fireplace and French doors opening onto the garden and overlooking the sea, TV/reading room, dining room opening onto a patio with a table and chairs, large fully equipped kitchen. In the basement a laundry is available.

**First floor:** 4 large bedrooms as follows, twin bedroom with en suite bathroom (shower only), master queen bedroom with en suite bathroom (bath and shower), master queen size bedroom with en suite bathroom (shower only), twin bedroom, bathroom (bath and shower).

## LA LEPRAIA for 4 persons:

**Ground floor:** entrance into a living/dining room with fireplace opening on to outdoor covered patio fully equipped with table and chair for al fresco dining, fully equipped kitchen. In the basement a laundry room is available.

**First floor:** master queen size bedroom and ensuite bathroom (bath and shower), twin bedroom with en suite bathroom (shower only).

## Staff:

Listed prices for this property do not include final cleaning and mandatory 20 hours per week maid service. Related costs – 1050 € per week – must be paid locally in cash directly to the owners' representative.

## Facilities:

Swimming pool, Wi-fi, sat TV, built-in Barbecue, changing room and kitchen (by the pool area). Fire place, laundry with washing machine.

## Distances: (approx. kms.)

Nearest villages with shops and restaurants (Castellina Marittima and Riparbella) 4, beaches 20, Pisa Airport 60, San Gimignano 60, Lucca 85, Siena 95.

## 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

Not included in the rental price: tourist taxes and costs for heating. Also the listed prices for this property do not include final cleaning and mandatory 20 hours per week maid service. Related costs € 1.050,00 in total must be paid locally in cash directly to the owner's representative

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

The swimming pool (16 x 8 m) is in general opened from June 1 – September 28. Outside this period, please enquire upon booking if the pool can be opened



Upon arrival, a deposit of €1. 500,00 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	10	5990	7260	8900
Huurprijs p/w	12	6780	8200	9770
Huurprijs p/w	14	6990	8520	9980
Huurprijs p/w	18	7260	8700	11600
Huurprijs p/w	22	7800	9620	12890

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