Elisabeth Travel
Per una casa bellissima

CASA LUPINAIO

Holiday home
6 + 2 pers.
Swimming pool
Beach Capalbio 35 kms.

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
- E-mail: info@elisabeth-travel.nl

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

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

Description:
This property is located in the beautiful hills of the Southern region of Tuscany known as "Maremma". It is a fascinating part of Tuscany, famous for the undiscovered wildernesses and it is perfect for those looking to relax as well as doing short day trips. The town of Saturnia, famous for its thermal springs and one of the most beautiful golf courses in Tuscany, the Etruscan villages of Pitigliano, Manciano, Montemerano as well as the wildest and most unspoiled beaches of Tuscany are all very close by Casa Lupinaio.

The property is located at 1,5 km from the centre of Manciano making it possible to reach restaurants, bars and shops in a few minutes drive or a 20 minutes walk.

Although the house has a typical Italian structure, the owner has furnished it with pieces of furniture from all around the world - mostly from Africa. The outside veranda is the perfect place to spend time and to enjoy the view, both during winter- and summer season.

Every room has its own en suite bathroom and there is air conditioning in the three double bedrooms (included in the price). The twin bedroom, on the ground floor, is suitable for children. Furthermore the pool can be fenced upon request and the stairs have a protection gate for kids.

Layout: 6 + 2 pers.:
Ground floor: sitting room with large fire place, large room for dining room and kitchen, covered veranda with sofas and a large dining table (this area can be closed at any time so perfect for winter too). Outside patio and dining area. Double bedroom and twin bedroom, both with en suite bathrooms (shower only).
First floor: master bedroom with en suite bathroom (shower only), double bedroom mostly suitable for children with en suite bathroom (shower only).

Included in the rental price:
Maid service is included 6 hours per week.

Our conclusion: lovely and cozy property, close to a village, perfect for families, suitable for 6 + 2 guests, with air-conditioned 3 double bedrooms.

Facilities:
Swimming pool, air conditioning in the 3 double bedrooms, WiFi, central heating.

Distances: (approx. kms.)
Manciano (nearest village with shops) 1,5, Saturnia Spa and Golf 16, Capalbio (beaches) 35, Pitigliano 20, Grosseto 60, Rome Fiumicino Airport 135, Pisa Airport 220.
Particulars:
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 (9 x 4 m) is in general opened from 1/6 - 28/9.

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

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	6 + 2	1990	2980	3990

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