

## CASA CAMPANINA



Holiday home  
4 + 2 pers.  
Swimming pool  
Coast 1 hour by car

### ELISABETH TRAVEL *Exclusive Travel Agency*

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#### **Description:**

Casa Campanina is a characterful small family villa situated in the lower Maremma – an extensive and still relatively wild territory in the southern part of Tuscany – with the ancient hamlet of Poggio Capanne at walking distance, with a grocery shop as well as a restaurant.

Located in a quiet and relaxing position plunged in deep nature, the property offers the ideal setting to balance the energies and find peace and serenity. The view from the house, especially from the terrace stretching on two sides, is on rolling hills and uncontaminated countryside, where you may even gaze at roes and deer.

Nevertheless the location is also ideal for sightseeing with plenty of places to visit around. A renowned local attraction is Saturnia (less than 10 km away), one of Italy's most historic thermal sources with natural waterfalls. In recent times a Spa and Golf Resort (with a 18-holes golf course) was built close by, and is accessible on a daily basis. The area also offers plenty of charming historic villages such as Scansano, Pitigliano, Sorano, as well as Etruscan ruins.

The comfortable and elegant interiors of Casa Campanina feature a welcoming atmosphere with individual touches. The owner used to live here during last years and he equipped the house with all comforts, including airconditioning in the main bedroom, WiFi and a well-equipped kitchen opening onto the furnished panoramic terrace. He also recently built a swimming pool (8m x 4m) to enable guests to enjoy a totally relaxing experience.

Although being ideal for 4 people the house can accommodate up to 6 with the basement bedroom, accessible through the laundry.

Having a wood-stove and a central under floor heating, the house is also perfect for off-season gateways for enjoying the nearby spa or for exploring the region.

#### **Our conclusion:**

A nice and cosy holiday home, located in the Maremma region, close to the Spa town of Saturnia. Beautiful views on scenic Tuscan hills. The house offers 3 bedrooms and 3 bathrooms (3 en suite).

#### **Layout:**

**Ground floor:** entrance/livingroom with wood stove, dining room, kitchen, twin bedroom with en suite bathroom. All these rooms open on to the spacious patio set for relaxing and outdoor meals.

**First floor:** master bedroom with en suite bathroom (bath and separate shower), conservatory.

**Basement:** laundry room, double bedroom with en suite bathroom (shower only), accessible through the laundry room.

#### **Included in the rental price:**

Maid service is included 4 hours a week.

#### **Facilities:**

Swimming pool, airconditioning in main bedroom, WiFi, laundry, garden, covered terrace, garden furniture, parking.

#### **Distances:** (approx. kms.)

Poggio Capanne: village with restaurant and bar 300m, Poggio Murella (groceries) 1,6, Saturnia Golf and Spa 6, Manciano 18, coast 1

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Per una casa bellissima



hour by car, Fiumicino –Rome Airport 154, Pisa Airport 214.

**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 (8 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 € 1.000,00 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 |
|---------------|-------------------|--|-------------|-------------|
|               |                   | 4/4 - 18/4<br>30/5 - 4/7<br>29/8 - 26/9<br>19/12 -<br>9/1/2021 | 22/8 - 29/8 | 4/7 - 22/8  |
| Huurprijs p/w | 4 + 2             | 1970   | 2840        | 2990        |

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

