

# VILLA GRIFFON

ITALY | TUSCANY



**4 Bedrooms**



**8 Guests**



**£6620 - £10400 / week**



- > Air Conditioning
- > Chef service available
- > Family villa
- > Infinity Pool
- > Near golf courses
- > Near shops/restaurants
- > Near the airport
- > Near the beach
- > Secluded location
- > With WIFI

"A luxury villa immersed in lush Tuscan vegetation, Villa Griffon is an exclusive private villa secluded between the undulating hills of Maremma and the Mediterranean Sea."

Although situated in a privileged corner of Tuscany, the villa is well served by roads and railways that connect it to the major cities of Rome and Florence. Also, the spectacular coastline is only four kilometres away. Guests staying at villa Griffon will enjoy a relaxed holiday in close relationship with the beautiful unspoiled countryside around it. Being wholly wrapped around by centuries old olive groves guests may often encounter hares and deer wandering through the paths. Villa Griffon features an impeccably manicured garden infused with scents of the Mediterranean, such as rosemary, lavender, jasmine and myrtle.

The main attraction of the grounds is the chlorine-free infinity pool, which is surrounded by a lush lawn. Moreover, the property boasts a generous al fresco dining and seating area where guests can intimately spend their time together, enjoying good food and the Tuscan climate. Apart from the beautiful surroundings, this villa features a minimalist style and a modern energy system. Designed by Architect Alfredo Amati it is not only a comfortable holiday home but one that also respects the environment. Griffon is the ideal luxury villa for guests who seek to spend a holiday in perfect harmony with the nature, and explore the richness of Tuscany, from the endless vineyards and olive groves, to the famous undulating landscape and the spectacular coastline.

## ACCOMODATION

(270 m<sup>2</sup>)

### **Indoor:**

The interior living space features an open plan living, dining and kitchen area, which opens onto the al fresco living room. The highlight of the living room is the central fireplace with a unique shape, located right in the centre of the living room. The modern and minimalist kitchen features only top of the range facilities and an indoor barbecue which is perfect for entertaining. To further enhance the symbiotic relationship with the surrounding nature, this property has been equipped with large windows which allow guests to constantly enjoy the views.

Villa Griffon features four comfortable bedrooms that can accommodate up to eight guests.

Bedroom 1: Master bedroom with king size bed, en suite bathroom with Carrara marble sink, working fireplace, views of the olive grove.

Bedroom 2: Double bed, en suite bathroom and independent access from the patio.

Bedroom 3: Twin beds, en suite bathroom and independent access from the patio.

Bedroom 4: Twin beds, in the attic with private bathroom.

### **Outdoor:**

2.6-hectare private grounds comprising manicured gardens, olive groves and mature Mediterranean trees with ample lawn areas. Private swimming pool (Roman steps) with dressing room, 80 m<sup>2</sup> outdoor living area, Al fresco dining, BBQ & seating areas. Garage.

## DISTANCES

Ultima Spiaggia beach club: 10 mins by car

Capalbio: 3 mins by car