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## Podere del Cutignolo

Maremma, sleeps 12-14, 350 mq + pool



Cutignolo is a generous, spacious and well equipped house which was completely restored in 2001.

It is a house filled with sun light where the large doors in all the ground floor rooms allows you to move freely between indoors and outside.

Next to the house a small road leads from the hamlet of Marsiliana to Capalbio, a charming Tuscan hilltop village which has become fashionable over the last 10 years.

The front of the house has a spacious pergola with table and chairs. The large lawn at the back of the house is surrounded by barns on two sides and an open-space living room.

The swimming pool 6 x 15 metres is equipped with sun beds and deck chairs. The decoration of the house is the result of a family collaboration in choosing the colours, actually doing the paint-work, designing the kitchen and finding the right furniture at antique shops and markets.



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349 mq Sleeps 12 to 14

#### Ground floor

living room with fireplace, second living room, dining room, large country kitchen, 1 double bedroom with en suite bathroom, 1 wc.

#### First floor

2 double bedrooms, with en-suite bathrooms, 2 twin bedrooms, with en-suite bathrooms. All bedrooms have AC

#### Grounds

Pergola in front of the house, terrace for drinks, large lawn, pool 6x 15 meters.

Dependence, kitchen, living room with sofa bed, double bedroom with en-suite bathroom.

The house is equipped with a dishwasher, washing machine, telephone, TV and CD player. The bedrooms on the first floor have air conditioning.

Maid service and cook are available on request.

Closest shopping (small supermarket, bar, bank, post office) is at 5 kms in Marsiliana. The closest village is Albinia at 10 kms distance.

Restaurants: in the immediate vicinity there is an excellent restaurant. Many more are to be found at not more than a 15 to 20 minute drive.

On the ground floor you will find two living rooms and a dining room which have french windows leading out into the garden, a spacious country kitchen with a marble sink and marble table tops, as well as a double bedroom which also opens onto the garden.

In the house is surrounded by vineyards and open landscape, the woods of Marsiliana begin in the background. The beach is at a distance of 14 kms. The main hamlet of Marsiliana is 5 kms away.

#### Price

Podere, 10 sleeps  
november to april 1.480 euro



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may and october 2.000 euro  
june and september 2.480 euro  
july and august 3.010 euro

Dépendance, 2 sleeps  
november to april 400 euro  
may and october 490 euro  
june and september 590 euro  
july and august 700 euro

Forno, 6 sleeps  
november to april 890 euro  
may and october 1.175 euro  
june and september 1.470 euro  
july and august 1.800 euro

When Podere & Dépendance are rented together as one larger unit by one and the same party, 2 hours cleaning (EUR 9,-/hour) per day are compulsory and will be added to the rent.

Extra bed at the Dépendance: EUR 15,00 per person per night