



## Villa Oasis

*Castagneto Carducci, Maremma, Tuscany*

Breathtaking views, absolute tranquility, to die for location and a real home. Villa Oasis more than lives up to its name – a true haven in which to escape, relax and immerse oneself.

Situated on one of the most important aristocratic private estates in Tuscany, Villa Oasis is set amidst the splendid, captivating and unspoilt countryside of northern Maremma. With stunning views to the shimmering Tyrrhenian sea and surrounded by rolling hills and magical Maremma vegetation, it is impossible for one's breath not to be taken away on arrival at Villa Oasis.

On entering Villa Oasis one feels immediately 'at home'. The much loved property of a highly prestigious

noble family, Villa Oasis exudes the perfect combination of traditional Tuscan style and history brought together with a more contemporary flavour thus appealing in particular to parties of multi generation. Rich Tuscan colours and warm furnishings abound and throughout the house there are interesting paintings and drawings, artefacts, books and antiques. A spacious and well equipped kitchen provides the ideal venue for lovers of cooking whilst those guests who wish to completely relax may prefer to take advantage

of the possibility of a superb local cook to create delicious typical Tuscan dishes using the very best local ingredients and, of course, fresh produce from Villa Oasis's vegetable garden. Both the dining room and library have fabulous open fireplaces and there is a very fine dining room and all that one requires for rentals in the cooler months out of the main hot summer season.

There is one double bedroom on the ground floor and remaining bedrooms are on the first floor and

one in the Tower. All are extremely tastefully appointed with en suite bathrooms/shower rooms and the view from each is magnificent, to one side towards the sea, on the other side towards the hilltop village of Castagneto Carducci and the endless wooded hills of the Maremma region. Each bedroom has its own individual furnishings and style and the very best quality linens and attention to detail has been used throughout.

The gardens at Villa Oasis have been designed in keeping with the environment and in particular so that guests can enjoy fine al fresco living and dining, the outstanding views and mesmerizing surrounding nature. The loggia at the front of the house provides the ideal venue for dining with plenty of space, comfy sofas and chairs and large dining table. Across the extensive lawns is



the wonderful pool with delightful covered pergola area perfect for casual lunches.

Guests will cherish the added luxury of being able to enjoy the use of the private capanna on the long sandy beach just ten minutes drive from Villa Oasis. One of the most charming and highly sought after locations on the Tuscan coast between Livorno and Grosseto, the

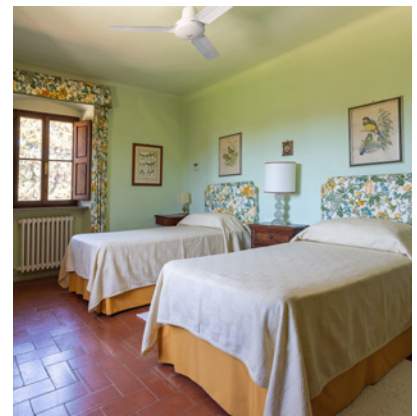


Costa degli Etruschi was so called after the settlement of this ancient Civilization. Here, guests can enjoy the privilege of another oasis and paradise with walks along the miles of unspoilt sandy beach backed with dunes, umbrella pines and the Mediterranean macchia, dips in the warm Tyrenhian sea and lying beneath the capanna with a book and fine glass of wine from nearby Bolgheri. Indeed, here one is literally



on the doorstep of one of Italy's most prized wine producing areas renowned for world class wines including Sassicaia, Ornellaia and Guado al Tasso. Wine officianados will be in heaven! There is a wide choice of excellent places to eat not to mention opportunities for wine tasting and private tours.

With the combination of magical Maremma countryside, long stretches of glorious coastline, highly nominated Bolgheri nearby, the Island of Elba an easy day trip and the opportunity for walks, bicycle rides and hunting on the estate of Villa Oasis one is spoilt for choice with activities. However, many guests will certainly find it very hard indeed to draw themselves away from the paradise of Villa Oasis where blissful days merge into one and where one can totally feel rejuvenated and at peace.





Merrion is delighted to include Villa Oasis in her portfolio - a truly enviable holiday destination!



# Information

**Sleeps** • 14 + 2

**Service:** • Maid service 8 hrs per day 6 days per week, Gardener  
• Cook service and extra staff on request

## Accommodation

**Ground floor:**

- Entrance hall
- Kitchen with separate breakfast area
- Living room
- Dining room with fireplace
- Library with historical fireplace
- Double bedroom with external bathroom
- Loggia living/dining area
- Laundry room
- Staff quarters

**First floor:**

- Four double rooms with ensuite bathrooms
- 1 double room with adjacent private bathroom
- Double bedroom in Tower with ensuite bathroom.
- Childrens room (with bunk beds) next door to master bedroom

**Facilities:**

- Private pool 14 X 6 m
- Access to private capanna on the beach via private road 10mins from the villa
- Air conditioning & heating
- Wine tastings and culinary tours
- WiFi, Satellite TV, DVD
- Vegetable garden

**Local Information:**

- Donoratico with shops & bars 4km
- Castagneto Carducci 5kms
- Florence 1.5 hours
- Volterra 1 hour
- Siena 1.5 hours
- San Gimignano 1 hour,
- Pisa 1 hour
- Rome 3 hours
- Populonia 30 minutes
- Isola d'Elba ferry from Piombino 40 minutes
- Lucca 2 hours
- Livorno 50 minutes
- Bicycle hire, Spa Tombolo, Sports club with olympic sized pool, tennis courts, volley ball court, 4 golf courses including 18 hole Punta Ala 50 minute drive.

**Airport:**

- Grosseto Private airstrip 30mins
- Pisa 1 hour
- Florence 1.5 hours
- Rome 2.5 hours