MONTIANO, TUSCANY

LA VERBENA

When the owners of La Verbena chose the location for their home, they knew exactly what they were doing. Set on the south-facing hill at 200m above sea level, surrounded by acres of whispering olive groves with not a neighbour in sight, and offering infinite views over undulating hills, this splendid villa is blessed with a sense of timeless Tuscan charm that only increases as one steps over the threshold. Immersed in nature it may be, but La Verbena is also close to the coast and many of southern Tuscany's most delightful villages and towns.





PRICES, AVAILABILITY AND BOOKING →

Service

Features

Infinite views

Beautifully finished interiors

Space in abundance, inside and out

15m-long pool

Acres of olive groves

Nearby

Email us: info@thethinkingtraveller.com
Or call us: +44 (0)20 7377 8518 or toll free in the US or Canada 1-800-490-1107
La Verbena is exclusively available through The Thinking Traveller, you won't find it anywhere else.

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ABOUT THE VILLA

12 GUESTS 6 BEDROOMS 5 BATHROOMS

Accommodation at La Verbena is laid out over a main house and a guesthouse.

Inside the main house: the entrance of the main house, which is laid out over two levels, leads into a double-height hallway with stairs leading to the upper floor (of which more anon).

Moving left from the entrance one comes to the sociable hub of the home: a generously proportioned and superbly equipped kitchen. Terracotta floors, mighty wood-beamed ceilings and multiple windows make for a warm, welcoming and bright atmosphere. At the centre sits a large dining table seating 14, while around the perimeter are walls of bespoke wooden cabinetry, a fabulous green range cooker backed by emerald tiles, and plenty of worktop space.

One of the kitchen walls is devoted to a green-tiled wood-burning oven and on either side of this, wide openings allow the space, and the architectural features, to flow into the voluminous living area. A large comfy sofa and a collection of easy chairs gather round an impressive fireplace, and four wide, arched glass doors open out into the gardens and to a shaded al fresco dining area, while also bringing in sensational views of rolling hills and olive groves.

To the right of the entrance hall, meanwhile, is a family suite that comprises: a double bedroom with garden access and a large open en-suite bathroom with a tub clad in vivid green-hued tiles; and a children's bunk room with its own open en-suite shower room and access to the surrounding gardens via a large glass door.

On the first floor of the main house there are two bedrooms, each accessed from a corridor:

- a double-twin bedroom with en-suite shower room and countryside views
- a double bedroom with en-suite bathroom with tub and countryside views

Inside the guesthouse: the guesthouse, which is just across a gravelled section of garden from the main house, is equally impressive. The terracotta tiled flooring and the wood-beamed ceilings of the former have been replicated here, creating a uniformity of style, sense of space and quality that is compelling.

The entrance leads into a gallery above what can only be called a great hall, such is the volume, the height of the ceilings, the general sensation of grandeur, and the sheer size of the three arched windows with integrated glass doors that make the very most of the spectacular views and allow seamless access onto a panoramic terrace. Reached by an open staircase leading down from the gallery, it is furnished with a comfortable sitting area and a dining table, and comes with a suitably grand fireplace at one end. A door at one end leads to a handy WC.

Back to the gallery above: at one end, a few steps lead up to a cinema room with sofas, a projector, and a large screen; at the other, up a few more steps, is a corridor and the sleeping quarters:

• two double-twin bedrooms with fabulous views
• a shared Jack-and-Jill bathroom with tub and separate shower clad in sunflower-yellow tiles. The bathroom is accessed directly from one of the bedrooms as well as from the corridor

Outside: set in acres of olive groves, surrounded by large swathes of manicured lawns, and blessed with an area of woodland, La Verbena offers numerous possibilities for country strolls, al fresco fun and soothing relaxation. No matter where you spend your time outside, the views are always sensational, with wide-open and far-reaching vistas that take in the rolling green countryside of southern Tuscany and the nearby hill-top village of Montiano. Stone paths meander across the lawns, through wild-flower meadows and between olive trees and the estate is a joy to discover.

The main house opens on all sides to areas of lawn and terraces. One's first port of call may well be the gorgeous, panoramic dining pergola that's accessed from the living area. Here, framed by climbing plants and equipped with a barbecue, is where you will take most of your meals. A little path leads from here up to a vegetable garden brimming with home-grown goodies.

Between the main house and the guesthouse is more lawn, a gravelled area with a couple of olive trees, and the first of a series of well-furnished sitting areas.

The great hall of the guesthouse, meanwhile, opens out onto another comfortably furnished lounge area, and from here, it's a short stroll down to the irresistible heatable pool, which is surrounded by more lawn and served by a large shady pergola, an outdoor shower and a kitchenette.

CONSIDERATIONS

This property is surrounded by countryside, some of which is unfenced and may include drops or steep slopes. We therefore recommend that younger children are supervised by an adult when exploring the grounds, please note that the local wild life may occasionally reach the grounds.

Parts of the route to this property are unpaved and a little rough. We therefore recommend guests hire a car with high ground clearance.

Please note that the efficacy of the pool heating can be impacted by the external temperature and weather conditions in the area of your villa; as such as we cannot guarantee a minimum pool water temperature.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	12
Bedrooms	6
Double beds	2
Flexible (double or twin)	3
Bunk beds	1
Bathrooms	5
... of which en suite	4
Pool [2]	15x5m
Home cinema	✓
Pizza oven	✓
Plancha grill	✓
Daily maid service	✓
Barbecue [4]	✓
Bicycles	–
Petanque	✓
Gym equipment	✓
Vegetable garden	✓
Herb garden	✓
Outdoor fireplace/fire pit	✓
Private parking	✓
4G Wi-Fi Internet	✓
Optional cook [1]	–
Air conditioning [3]	✓
Fireplace	✓
Underfloor heating	✓
Laundry service [5]	–
EV charging point	✓
Smart TV	✓
Outdoor sound system	✓
Bluetooth speakers	✓

Hairdryer	
Iron	✓
Washing machine	✓
Tumble dryer	✓
Ice maker	✓
Dishwasher	✓
Microwave	✓

[1] the cook can provide breakfasts, lunches and dinners on request and depending on availability

[2] it is a salt water pool

[3] in the bedrooms only

[4] an indoor barbecue (outdoor barbecues are not permitted in the area)

[5] at an additional cost of €50 per load

[6] the village of Montiano is 3km away

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Rising in the hills just 10km west of where the Parco Naturale della Maremma meets the sea, La Verbena is perfectly located for visiting southern Tuscany's many lesser-visited gems.

3km to the south is the scenic little hill-top village of Montiano, which boasts a 13th-century church and walls, a 12th-century clock tower, and the evocative ruins of a similarly ancient castle. It also has a couple of food shops, including a bakery, a bar with panoramic terrace, and a *pizzeria-trattoria*.

The nearby harbour town of Talamone (25mins), has plenty to offer, including boat hire, a popular lido on the rocks, and various water sports options (there's a kite-surf beach just along the coast and a yacht club that organises sailing lessons for children). The town also has several restaurants, bars and shops, and in the summer evenings, the fishmonger fries up fresh prawns, calamari and other seafood on the harbourfront.

In terms of **beaches**, there are numerous options within a 30-minute drive, including the long stretch of sand at Spiaggia dell'Osa, and the pine-fringed beach of Feniglia, which connects Monte Argentario to the mainland. Just to the north, the Parco Naturale della Maremma (also known as the Parco Naturale dell'Uccellina) is home to a series of gloriously unspoilt beaches, including Cala di Forno and Marina di Alberese. The park also offers great cycling, walking and horse-riding trails and plenty of organised activities.

There are also numerous fascinating and beautiful villages, towns and cities to visit within about a 30-minute drive of La Verbena. These include **Grosseto**, with its fine historic centre, its 13th-century Cathedral of San Lorenzo and its Museo Archeologico e d'Arte della Maremma; Magliano in Toscana, a beautifully restored hill-top town with mediaeval walls, great restaurants and stunning views; Pereta, a tiny mediaeval village that comes alive in the summer with *sagre* (food festivals) and other events; Capalbio, another pristine mediaeval town with walls, a mighty castle and picturesque streets; Orbetello, the gateway to Monte Argentario; and the twin port towns of Porto Santo Stefano

PRICES, AVAILABILITY AND BOOKING →

Distances

Rome Fiumicino Airport: 163km-101miles-1hr55

Rome Ciampino Airport: 182km-113miles-2hr10

Pisa Airport: 174km-108miles-1hr50

Florence Airport: 170km-105miles-2hr10

Nearest beaches: Spiaggia dell'Osa - 17km-10.5miles-20mins; Cala di Forno - 23km-14.5miles-40mins; Marina di Alberese: 27km-16.5miles-35mins; Marina di Grosseto - 30km-18.5miles-35mins; Feniglia - 35km-22miles-35mins

Nearest shops, restaurants and amenities: Montiano - 2.9km-1.8miles-6mins; Magliano in Toscana - 12.5km-7.8miles-15mins; Fonteblanda - 13.9km-8.7miles-20mins; Grosseto: 19.5km-12miles-25mins

Talamone (marina, water sports, boat hire, lido, restaurants, etc): 18.2km-11.3miles-25mins

Pereta: 21.5km-13.4miles-30mins

Orbetello: 34.5km-21.5miles-35mins

Capalbio: 36km-22.5miles-40mins

Porto Santo Stefano and Porto Ercole (Monte Argentario): 45mins approx.

The island of Giglio: approx. 1hr from Porto Santo Stefano

Parco Naturale della Maremma (aka Parco Naturale dell'Uccellina): 17km-10.5miles-25mins

Castiglione della Pescaia: 40km-25miles-45mins

Montalcino: 75km-46.5miles-1hr10

Siena: 93km-58miles-1hr15

and Porto Ercole on the northern and southern sides of Monte Argentario.

A little further afield is the picturesque coastal town of Castiglione della Pescaia (50mins), the mediaeval wine-producing town of Montalcino (1hr15), and Siena (1hr25). Should you wish to visit Tuscany's northern gems, including **Pisa**, **Lucca** and Florence, you'll be there in about two and a half hours. Finally, heading south into northern Lazio, we recommend a visit to just over the border in neighbouring Lazio, **Viterbo**, once home to a succession of Popes.

Pisa: 178km-111miles-2hr

Lucca: 199km-124miles-2hr15

Florence: 183km-113miles-2hr30





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LA VERBENA

GALLERY











































