MANCIANO, TUSCANY

TENUTA DELL'ASSIOLO

Tenuta dell'Assiolo is a charming, fabulously panoramic retreat immersed in a private 60-acre estate and the unspoilt countryside of the Maremma region of southern Tuscany. Beautifully restored and furnished, it is reassuringly far from the crowds yet also temptingly close to a host of idyllic beaches and history-filled villages and towns.

PRICES, AVAILABILITY AND BOOKING →

Service

Features

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
Tenuta dell'Assiolo is exclusively available through The Thinking Traveller, you won't find it anywhere else.

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ABOUT THE VILLA

10 GUESTS 5 BEDROOMS 5 BATHROOMS

Inside: accommodation at Tenuta dell'Assiolo is arranged over a main house on two floors and an independent guesthouse located a few metres away.

The main house

The entrance to the main house opens into a gracious, well-proportioned hallway, off which most of the ground-floor accommodation flows. Its gently undulating, barrel-vaulted ceilings, atmosphere of warm elegance, and carefully chosen pieces of décor set the tone for the property as a whole: a rug and a round table occupy the centre of the space; an ornamental, glass-cased light adds a little sparkle; an ornate mirror and an artwork adorn the walls; and an antique, bent-wood hallstand completes the picture.

A curvaceous opening on the left of the hallway allows the space to flow into the generous living room, which features a beautifully upholstered collection of sofas and sink-in armchairs gathered around a grand decorative fireplace. Three French doors, one on either side of the decorative fireplace, and one on a side wall, bring in the far-reaching views and provide seamless access to the terraces that wrap around the house.

A door in the living room opens into a tranquil TV room with a comfy sofa and three more French doors opening outside onto the terrace.

Back in the entrance hall, a door opens into the fabulously equipped, extremely convivial kitchen and dining room. In the centre is a large, stainless steel-topped island, while to the right a wall of sleek, dark-wood cabinetry and top-quality appliances. The other half of this space is given over to a good-sized dining table, that easily accommodates 10 diners. Two more French doors open outside onto the shady dining terrace.

Back once more in the entrance hall, one final opening leads into a second, smaller hallway, off which is a guest WC, stairs leading up to the first floor, and the first of the main house's three bedrooms: a double with en-suite bathroom with tub and overhead shower, garden views, and access to the surrounding

terraces.

The first floor of the main house is given over to two more bedrooms both welcoming doubles with en-suite shower rooms, garden views, and sloping, beamed ceilings.

The guesthouse
The guesthouse is fully independent and finished and furnished to the same high standards as the main house.

Its entrance opens into an airy, open-plan space that has a well-equipped kitchen and dining table to one side, and a comfortably furnished sitting area with decorative fireplace to the other.

An opening at the centre of this space leads into an antechamber, off which is:
• a double bedroom with en-suite shower room, garden views and terrace access
• a bathroom with tub and overhead shower
• a second double bedroom with garden views and terrace access

Outside: Tenuta dell'Assiolo rises amidst an estate of olive groves, gardens, and wide-open expanses of emerald lawn. Thanks to its westward-facing, elevated position, the property offers commanding views out over the ancient, undulating land of the Maremma, Tuscany's southernmost region. Sunsets are magical moments.

All the rooms on the ground floor of the main house spill outside onto a wraparound terrace. Flanking two sides, and accessed from the main living area, the TV room and the kitchen-diner, are a pair of shady pergolas, one furnished with comfortable, well-cushioned easy chairs and a sofa, the other with a long sociable dining table. These are both dreamy spaces for unwinding, gazing out at the timeless views, and spending quality time with your loved ones. The guesthouse also has a shaded terrace and all the rooms have their own outdoor access.

When not spending time on these terraces, you'll probably be relaxing by the beautiful pool, which is located around 30m down a gentle, lawned slope from the main house. Here, enveloped by manicured emerald lawns is a cobalt rectangle of irresistible waters, plenty of quality loungers, a large, shaded pergola, and an outdoor shower.

The grounds, which are dotted with cypresses, Mediterranean pines and all manner of flora, include acres of space for fun and games and spreading out. Rising up a hillside behind the house is the property's olive grove, the perfect spot for a stroll as the sun sets. With your nearest neighbour over 300m away, you can expect total privacy and rural tranquillity.

CONSIDERATIONS

Please note that there is no real shallow end in the pool.

Tenuta dell'Assiolo is on a private 60-acre estate and surrounded by countryside. Some parts are not fenced and may include drops or steep slopes. We therefore recommend that younger children are supervised by an adult when exploring the grounds.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	10
Bedrooms	5
Double beds	5
Bathrooms	5
... of which en suite	5
Pool	12x5
Outdoor dining area	✓
Underfloor cooling system	✓
Private parking	✓
Starlink High-Speed Wi-Fi	✓
Air conditioning	✓
Heating	✓
Smart TV	✓
Ice maker	✓
Washing machine	✓
Tumble dryer	✓
Dishwasher	✓
Microwave	✓

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Located only 25km inland from the seaside towns and beaches of Orbetello and Talamone, and yet entirely immersed in the unspoilt countryside of the Maremma, Tenuta dell'Assiolo is ideally placed for discovering all that's best about southern Tuscany. And northern Lazio.

The charming villages of Montemerano and Marciano, which are between 10 and 15 minutes away, offer a variety of restaurants to choose from. The latter also has some shops.

There are numerous history-packed small towns and cities to visit nearby, including: Pitigliano (35 minutes), known as Tuscany's Little Jerusalem thanks to the large Jewish community that settled there in the second half of the 16th century; Sorano (45 minutes), an ancient, dramatic, cliff-hanging town whose tuff-stone dwellings and caves evoke Matera; Orbetello (40 minutes), the gateway to the mountainous peninsula of Monte Argentario; and Porto Santo Stefano and Porto Ercole, Monte Argentario's twin port towns.

A little further afield, though still eminently visitable, are **Grosseto** (1 hour), with its fine historic centre, its 13th-century Cathedral of San Lorenzo and its Museo Archeologico e d'Arte della Maremma, and, just across the border in Lazio, **Viterbo** (90 minutes), once home to a succession of Popes.

Also worth visiting are the natural thermal springs of Saturnia (20 minutes), whose steaming waters cascade down a hillside creating natural pools along the way. There is a high-end spa nearby, and the town itself is yet another example of classic Tuscan hill-top beauty.

In terms of **beaches**, there are plenty of options within a 40-minute drive. These include the long stretch of sand at Spiaggia dell'Osa, and the graceful, pine-fringed beach of Feniglia, which connects Monte Argentario to the mainland.

Just to the north of these, the Parco Naturale della Maremma (also know as

PRICES, AVAILABILITY AND BOOKING →

Distances

Rome Fiumicino Airport: 145km-89.3miles-1hr40

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

Pisa Airport: 214km-133miles-2hr20

Florence Airport: 210km-130miles-2hr40

Nearest shops, restaurants and amenities: Montemerano (restaurants only) - 6.2km-3.8miles-11mins; Marciano - 8.2km-5miles-15mins

Nearest beaches: Spiaggia dell'Osa - 41km-25.5miles-40mins; Feniglia - 40km-25miles-40mins; Marina di Alberese: 57km-35.5miles-1hr; Marina di Grosseto - 71km-44miles-1hr5

Pitigliano - 26km-16miles-35mins

Sorano: 35km-21.5miles-45mins

Orbetello: 38.5km-24miles-40mins

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

Saturnia's natural thermal springs: 13km-8miles-20mins

Grosseto: 60km-37miles-1hr

Parco Naturale della Maremma (aka Parco Naturale dell'Uccellina): 53km-33miles-1hr10

Bolsena (and Lake Bolsena): 56km-35miles-1hr5

Viterbo: 73km-45.5miles-1hr25

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

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 trails and plenty of organised activities.





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GALLERY











































