

Villa Tisca

Region: Tuscany Sleeps: 2 - 4

Overview

Nestled in the heart of the picturesque Tuscan countryside, Villa Tisca offers an idyllic retreat for your family holiday. This charming resort sprawls over 21 hectares of lush landscape, where art, nature, style, and taste converge to create a unique retreat. Surrounded by a grove of 4,000 olive trees, the estate offers a variety of spacious accommodations, including rooms, suites, and villas, each designed to provide the utmost comfort. The resort also features a restaurant, a bar, a luxurious spa with a heated pool, and two outdoor pools, one reserved for adults and the other for children.

Stepping inside, you are greeted by a chic, modern interior that combines comfort and unique character. The spacious living room is welcoming and adorned with carefully selected furnishings that reflect style and warmth. Here, two single sofa beds provide flexible accommodation options for children or additional guests. The fully equipped kitchenette, complete with all the essentials, allows you to prepare and enjoy meals at your own pace, adding a homely touch to your stay.

The villa boasts a large, individually decorated bedroom where you can retreat at the end of the day. This room exudes a calming atmosphere, with thoughtfully chosen decor that enhances the sense of relaxation. The two modern and well-appointed bathrooms offer convenience and privacy, making your stay even more comfortable.

Outside, Villa Tisca continues to enchant. The outdoor area is a highlight, offering ample space for both relaxation and play. Imagine starting your day with breakfast on the terrace, soaking in the Tuscan landscape. As the day unfolds, the garden provides the perfect setting for leisurely afternoons, whether you bask in the sun, read a book in the shade, or enjoy a family picnic.

Villa Tisca embodies the essence of a Tuscan holiday, offering a blend of comfort, privacy, and natural beauty that ensures a memorable stay for the entire family.



Facilities

Resort Villa • Shared Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet
• Air-Con • Pets on Request • Walk to Restaurant • Safety Deposit Box
• Tennis Court • Ground Floor Bed & Bath • TV • Spa/Massage •
Sauna/Steam • Gym/Fitness Room • Table Tennis • Heating • Cot(s) •
Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby •
Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes •
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interiors

- Living room with two single sofa beds
- Kitchenette
- Bedroom with king-size bed
- 2 Bathrooms



Outside Grounds

- Garden area
- Outdoor dining area

Facilities

- Wi-Fi
- Air conditioning
- TV
- Safe

Resort facilities

- Swimming pool
- Children's pool (7m x 14m, max depth: 1.4m)
- Children's playground
- Ping pong
- Trampoline
- Foosball table
- Spa (available on request at an extra cost) with jacuzzi pool (3m x 9m)
- Sauna with Turkish bath and massage rooms
- Tennis court
- Padel court
- Fitness room
- Bar and restaurant



Location & Local Information

Villa Tisca is located in Capalbio, a picturesque town in the Maremma region of southern Tuscany. It is nestled within twenty-one hectares of picturesque Tuscan Maremma hills, offering an intimate retreat of serene elegance.

Capalbio is a delightful medieval village perched on a hill that offers panoramic views of the surrounding countryside. The town's narrow, cobbled streets are lined with charming houses, artisan shops, and local restaurants where you can savour traditional Tuscan cuisine. The historic centre, with its well-preserved walls and ancient architecture, invites exploration and discovery.

The region is also known for its beautiful coastline, with pristine beaches just a short drive away. The nearby Monte Argentario peninsula provides opportunities for hiking, cycling, and enjoying the unspoiled Mediterranean environment. For nature enthusiasts, the WWF Oasis of Lake Burano, a protected nature reserve, offers birdwatching and guided tours.

Cultural attractions abound, including the Tarot Garden, a unique sculpture park created by artist Niki de Saint Phalle. The region's vineyards and olive groves also provide the perfect backdrop for wine tasting and culinary tours.

Villa Tisca in Capalbio combines the tranquillity of the Tuscan countryside with rich cultural and natural attractions, promising a memorable holiday experience.

Local Amenities

Nearest Airport	Leonardo Da Vinci - Fiumicino Airport (119km)
Nearest Airport 2	Ciampino Airport (138km)
Nearest Restaurant	(On the resort)
Nearest Bar/Pub	(On the resort)
Nearest Tennis	(On the resort)
Nearest Supermarket	Pescia Romana (10km)
Nearest Village	Capalbio (4km)



Nearest Beach

**Capalbio beaches
(13km)**

Nearest Golf

**Argentario Golf Club
(29km)**

What we love

- Explore Capalbio's charming medieval streets and savour authentic Tuscan cuisine at local restaurants.
- Enjoy nearby pristine beaches and the natural beauty of Monte Argentario.
- Villa Tisca is an independent haven overlooking the charming Locanda, ensuring maximum privacy and tranquillity.

What you should know...

- Whilst this villa can comfortably sleep four guests, please note that two guests will be accommodated on the sofa beds in the living room.
- Views may be of the Locanda or the gardens; please enquire when booking.
- This villa is located in a resort. Access to the facilities (including spa, swimming pools, tennis court, bar and restaurant) is included.
- A car is recommended to be able to explore everything this beautiful region has to offer.
- All prices (weekly and short stay bookings) are on request and may fluctuate - please contact us for more details and a tailor-made quotation.
- Larger parties travelling together may also book the other properties located on the resort: [Casa Ubaldi](#) (sleeps 6), [Villa Narin](#) (sleeps 2-4) and [Suite Giardiniera](#) (sleeps 2-4).

Terms & Conditions

- Security deposit: Credit card details are required at check-in for pre-authorisation.
- Arrival time: 4.00 p.m.
- Departure time: 11.00 a.m.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: Depends on the season and subject to change, please enquire for more details.
- Changeover day: Flexible.
- Pets welcome?: Small pets are allowed on request only and with prior agreement with the owner. If accepted, a pet supplement of €15 per pet per day will apply (payable locally).
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: Please note that the resort pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: All prices (weekly and short stay bookings) are on request and may fluctuate - please contact us for more details and a tailor-made quotation.