

# VILLA SOFIA

BOLGHERI, ITALY





# VILLA SOFIA

Villa Sofia is an exceptional newly constructed villa within the Le Ville di Tenuta Serristori development in Bolgheri. This unique property offers private access to a secluded beach and exclusive club services provided by Palazzo Tornabuoni.

The villa has been built to the highest standards, employing traditional design, artisan craftsmanship, and construction techniques that beautifully blend modern and historic elements.

The property includes a main villa, spanning two levels plus a basement, and a guest house, totaling 936 sq m, set within a 2.2-hectare plot of land.

Originally developed by the same developer behind the Four Seasons in Florence and Palazzo Tornabuoni. The property benefits from exclusive services managed by the renowned Palazzo Tornabuoni, including a dedicated property manager, housekeeping, catering, gardening, a helipad, yoga, trekking and running trails, beach services, and a tennis court.





## THE MAIN VILLA

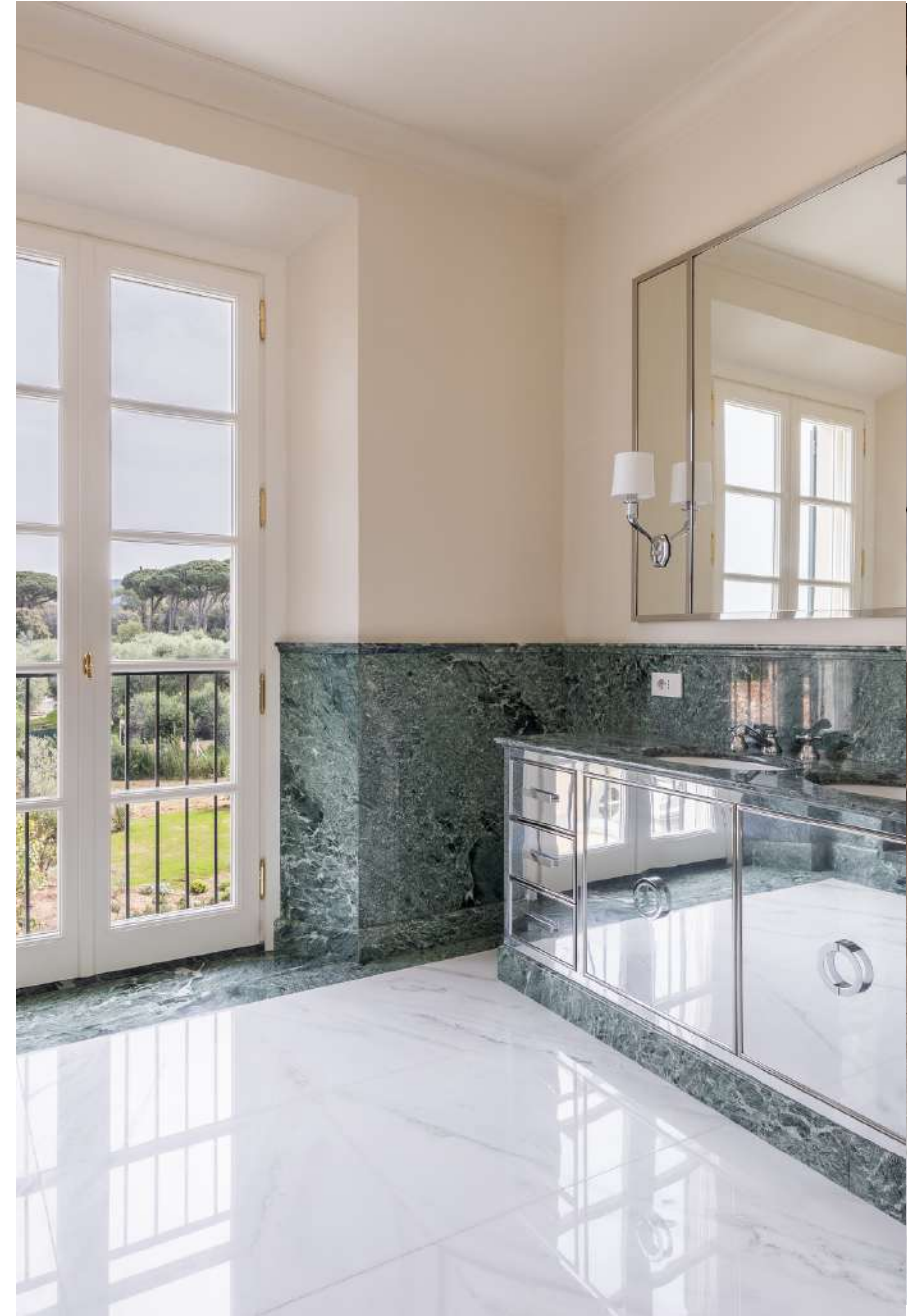
The main villa's ground floor features a formal entrance, two spacious reception rooms, a dining room, an open-plan kitchen, a guest bathroom, and a study with an en suite bathroom.

The first floor comprises the principal bedroom suite with two bathrooms, a walk-in closet, and a covered terrace offering coastal views, along with a further two double bedrooms, each with an en suite bathroom, and a large guest suite featuring a walk-in wardrobe, an en suite bathroom, and a covered terrace.

The basement level includes a sizable garage with space for up to four cars, a wine cellar, a pantry, a laundry room, and a bathroom. A lift connects all three levels.









The guest house is situated on a single level and includes a double bedroom with an en suite bathroom, a separate guest bathroom, and a living area that can also serve as a second bedroom.



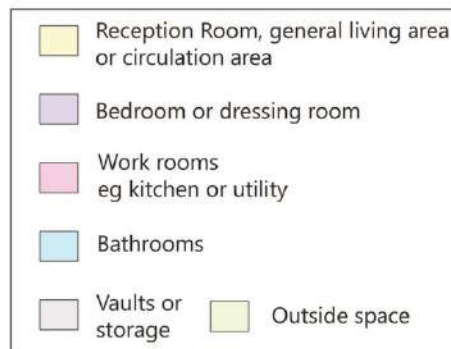




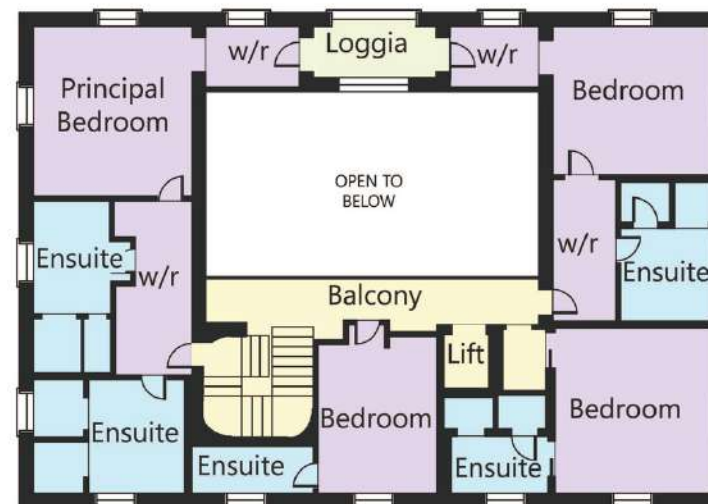
Within the 2.2 ha plot, 0.5 ha are dedicated to a meticulously manicured garden featuring a variety of Tuscan aromatic herbs, plus a 90 sq m swimming pool. The remaining land consists of a century-old olive grove.

The property also has a private vineyard, 0.5 ha in size, with custom wine label management by a well-known local wine estate. It enjoys private beach access and is situated within a gated estate encompassing 37 hectares of picturesque countryside and forest.

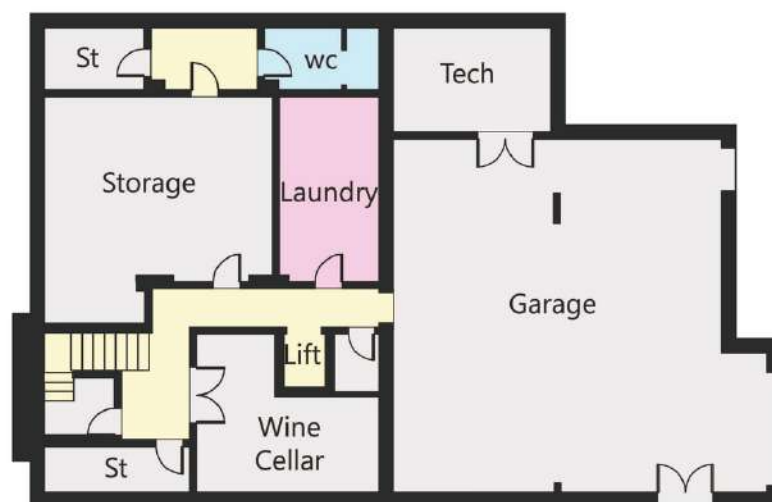




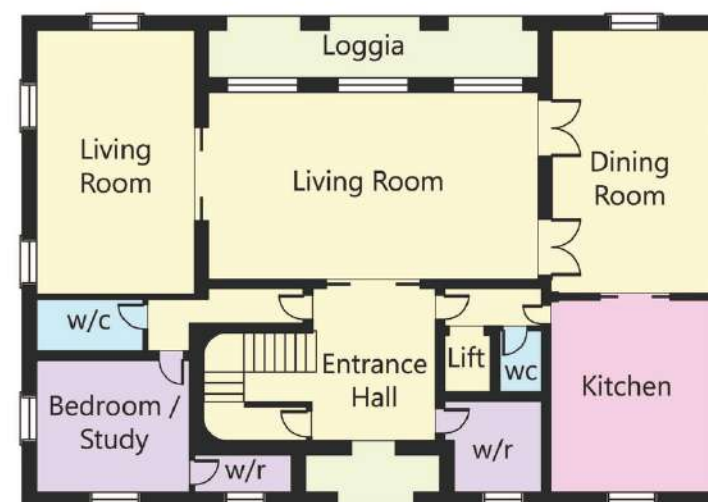
NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of these floorplans, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such.  
 These plans are for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to this important notice.



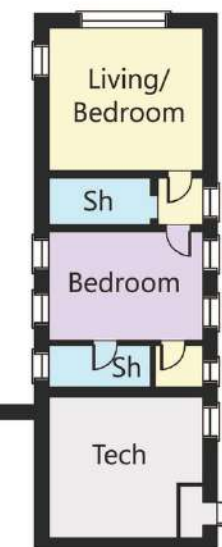
First Floor



Basement



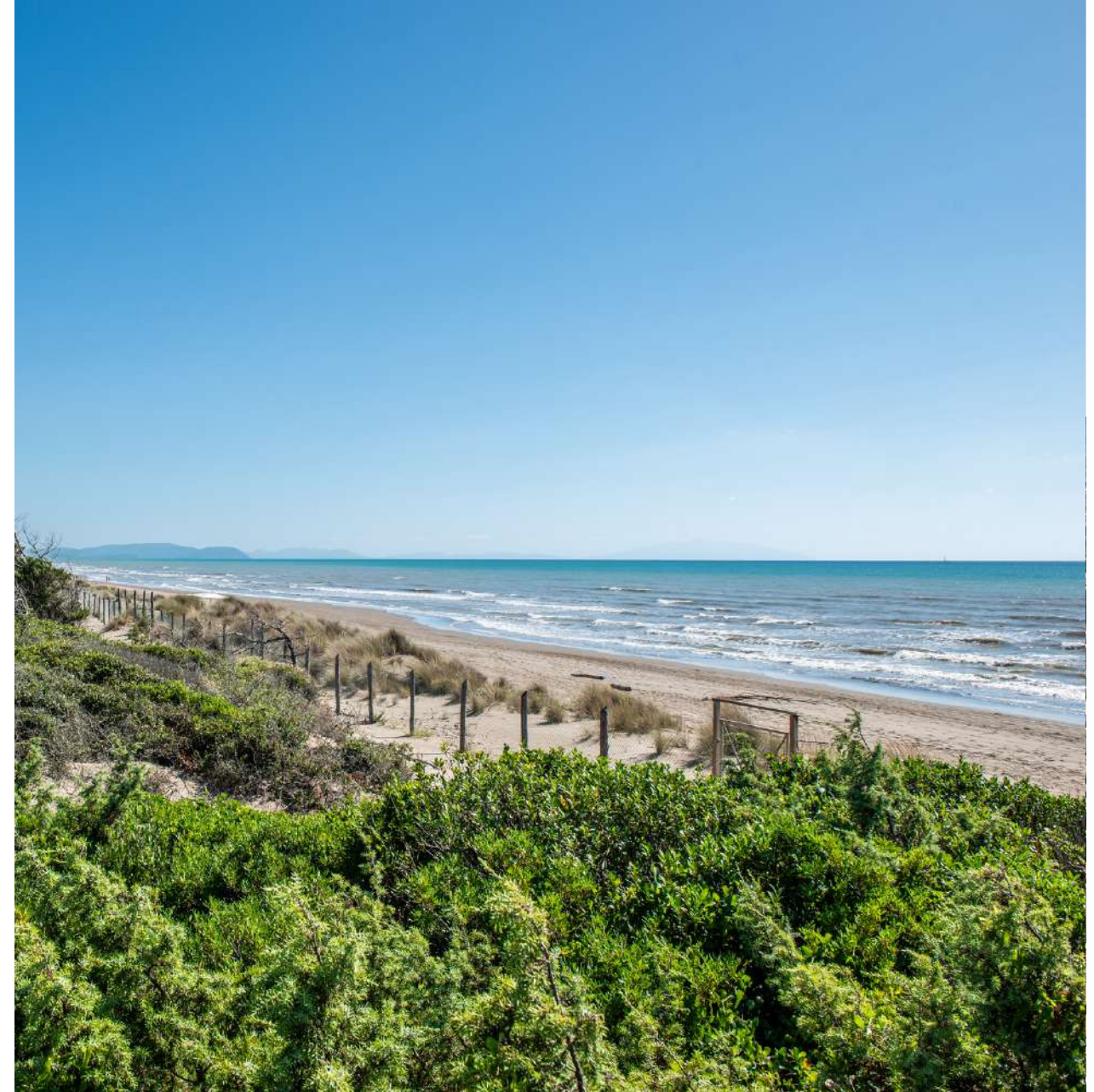
Ground Floor



Guest House

# THE LOCATION

- Bolgheri: 15 km
- Florence airport: 120 km
- Pisa airport: 80 km
- Rome Fiumicino airport: 250 km
- Grosseto airport (private jets): 90 km





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