



Welcome to
Poggio Rosso Estate

Via Aurelia 6/A,
58023, Bivio di
Gavorrano (GR)

About Poggio Rosso

Poggio Rosso, also known as Villa Sozzi Sabatini, is a newly built stone house in typical Tuscan style situated on the top of a small hill completely surrounded by a ring-fenced olive grove.

From the property you can enjoy a charming view of the wooded surrounding hills, of the typical Tuscan Maremma landscape. The place is close by the sandy beaches of Follonica (18 km), Punta Ala (26 km) and Castiglione della Pescaia (27 km), while lake Accesa is just 10 km away.

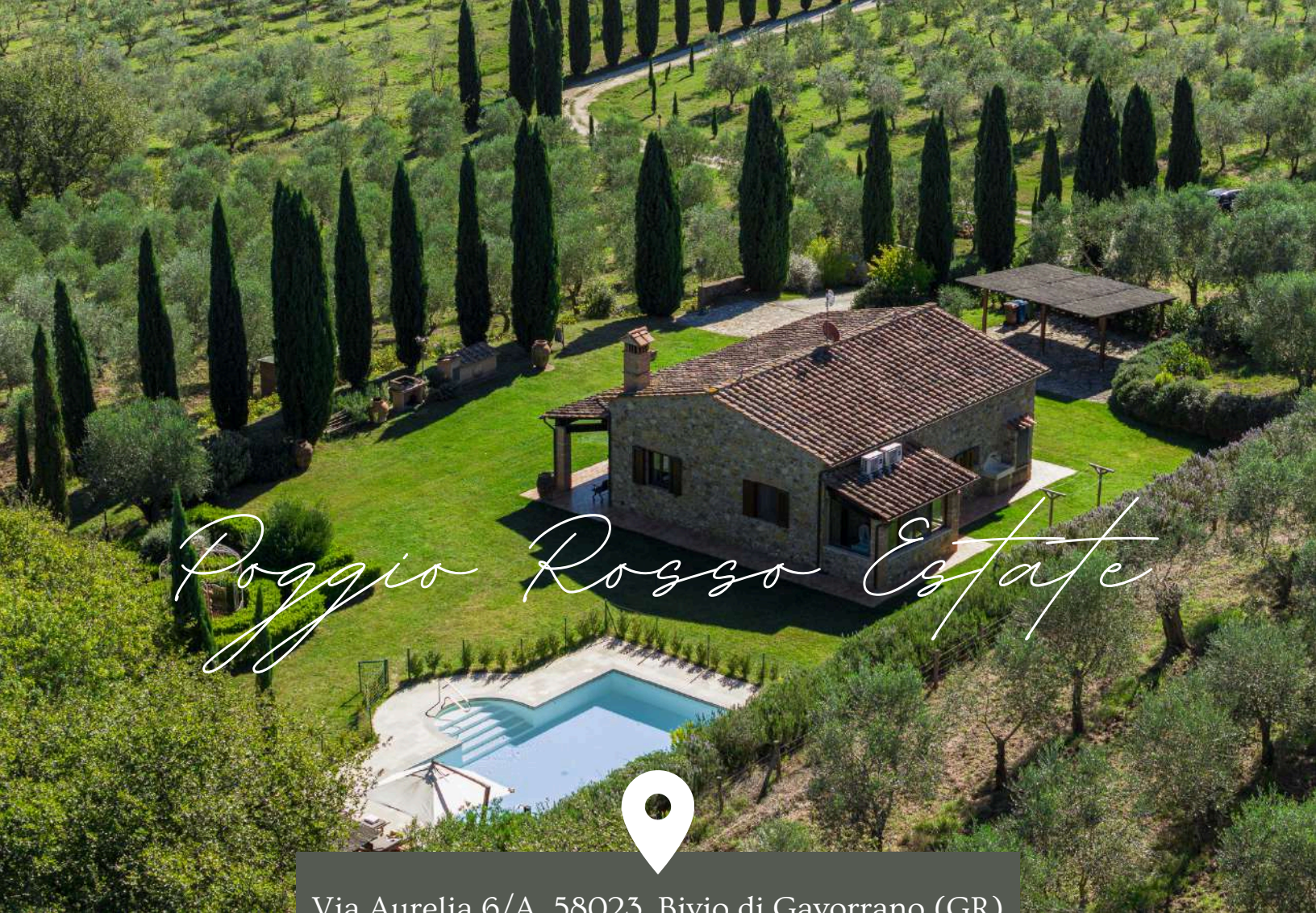
Villa Poggio Rosso offers a wonderful pool 9.50 m x 4.80 m x 1.40 m open from mid May to the end of September. The swimming pool comes with outdoor shower 2 deck chairs, 4 sun loungers and a large parasol.

In 2022 the pool was surrounded by a fence to ensure safety for kids and pets.

Together with the pool it comes an external Jacuzzi whirlpool for 4 people 3.30 x 3.30 m size open from mid May to the end of September. Since 2022 a wooden canopy provides the Jacuzzi shelter from the summer sun.

A small and pretty Italian Garden with an old gazebo faces the swimming pool and the outdoor whirlpool.

The place offers a private car parking canopy for two cars.



Poggio Rosso Estate

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A cozy place nestled in the heart of a 6 hectares olive grove

Villa Poggio Rosso is a 4-room house of approximately 100sqm, all on the ground floor.

The place offers a large living room with fireplace, a sofa two armchairs, a dining room with kitchenette with table and chairs, two double bedrooms and two bathrooms with showers and WC.

One bedroom opens onto a windowed, enclosed veranda with furniture. The Villa is surrounded by a large meadow while a large swimming pool, a Jacuzzi and a wooden playhouse complete the facilities.



*welcome to your home
away from home*

Important Information

We are constantly trying to make improvements to make the guests' stay always more comfortable.

1

In 2021, he had a second fence installed around the house with two additional gates so that client with pets could not worried about them.

Outside the closer fence sometimes wild boars have been seen,

Please book our place only if you can accept this circumstance.

2

The expressway/railway line 500 m away/as the crow flies and can sometimes be heard even though is not usually considered a nuisance.

Please book our place only if you can accept this circumstance.

3

Please note that due recent climate changes the intense heat of August, might withered the meadow if the irrigation water reservoir is empty and the well does not provide enough water.

Please book our place only if you can accept this circumstance.





Poggio Rosso at a glance

A stone made Agriturismo with typical Tuscan cotto floors and wooden beamed ceilings

A big and cozy veranda

A large and exquisite swimming pool

An external Jacuzzi with a canopy

An Italian garden with gazebo

A wooden play ground with two swings and a slide

A private cypresses avenue with two automated gates





Poggio Rosso basic facilities

Heatable with gas central heating and fireplace (additional costs for gas and wood).

Fly screens are in front of the windows.

New air conditioning hot/cold from 2022.

Bricked barbecue, outdoor lighting, outdoor washbasin.

Tasteful furnishings, 5-burner cooker with oven, dishwasher, refrigerator with freezer compartment, filter coffee maker, toaster, kettle, Hoover, iron/ironing board, hair dryer and washing machine.

Bed linen and towels (excluding beach/bath towels) are provided for you to change yourself.

Two kids camping beds, three high chairs and one baby changing table are available (bed linen for the kids bed can be made available on request).

Beginner woman Golf set is available

Internet - WIFI

SAT-TV, DVD







NETWORK

Linkwave_20170214e

PASSWORD

riqudoti41

house rules



SMOKING RULES

Smoking is allowed in the property but we ask you to not smoke in the house.



PET RULES

Pet allowed, extra charge € 40 per dog/week, max. 2 dogs. Must be registered when booking! Pets are not allowed in the pool for hygienic reasons. In case of disregard, you may be charged for water change and/or special cleaning.



PARTYING

We encourage you to enjoy yourself, no limit apply! The barbecue is just in front of the villa.



NOISE

Villa Poggio Rosso is sufficiently isolated from surrounding houses to enjoy your holiday in absolute solitude and relax.

house rules



WILDLIFE

Please remember you are in the middle of the countryside and wild boars, foxes, vipers, roebucks and other wild animals might be seen.

Be mindful you are living in the country side and that in the area there are venomous snakes like the viper. Even though it is unlikely the snakes will come closer to the house please keep an eye on the ground especially if you have small kids.

Bitte denken Sie daran, dass Sie sich mitten in der Natur befinden und Wildschweine, Füchse, Vipern, Rehböcke und andere wilde Tiere zu sehen sein könnten.

Seien Sie aufmerksam, Sie auf dem Land leben und dass in der Gegend gibt es Giftschlangen wie die Viper. Auch wenn es die Schlangen unwahrscheinlich ist, kommt näher an das Haus bitte ein Auge auf dem Boden halten vor allem wenn Sie kleine Kinder haben,



GARBAGE & RUBBISH

Selective waste collection is compulsory. In the villa you will find small bins inside and larger outside. The electronic card to open the recycling bins located along the main road will be available to you, only glass will be collected by our factotum on a weekly basis.

Getrennte Müllsammlung ist obligatorisch. In der Villa finden Sie kleine Mülltonnen im Haus und größere im Freien. Die elektronische Karte zum Öffnen der Recycling-Tonnen entlang der Hauptstraße wird Ihnen zur Verfügung stehen, nur Glas wird von unserem factotum auf einer wöchentlichen Basis gesammelt werden.

house rules



SWIMMING POOL CLEANING

Over time the swimming pool needs some cleaning maintenance. Most of it is self cleaning thanks to an internal filtering system but a cleaning robot has to be used as well to keep the swimming pool at its best conditions. Our factotum will come every couple of days either between 20:00 and 22:00 or in the morning between 6:00 and 8:00 to check the cleanliness of the swimming pool. If needed he will dive the robot into the pool in the evening. During the cleaning process the swimming pool can not be used. The robot will be removed the next morning.

Der Pool braucht eine Reinigung/Wartung. Das meiste davon ist automatisch dank einer internen Filtersystem, sondern ein Reinigungsroboter muss auch verwendet werden, um das Schwimmbad in seiner besten Bedingungen zu halten. Unser Faktotum wird alle paar Tage zwischen 20.00 Uhr kommen und 22.00 Uhr oder morgens zwischen 6:00 und 8:00 Uhr die Sauberkeit des Schwimmbades zu überprüfen. Bei Bedarf wird er den Roboter tauchen. Während des Reinigungsprozesses kann der Pool nicht verwendet werden. Der Roboter wird am nächsten Morgen entnommen werden.

house rules



SWIMMING POOL SAFETY RULES

The pool has a depth of between 1.20 m and 1.45 m and it is therefore not permitted to jump into the pool, especially not upside down.

Children may only use the pool under the supervision of their parents or adults.

The use of the private pool is only permitted to the tenants and their possible visitors under exclusive personal liability.

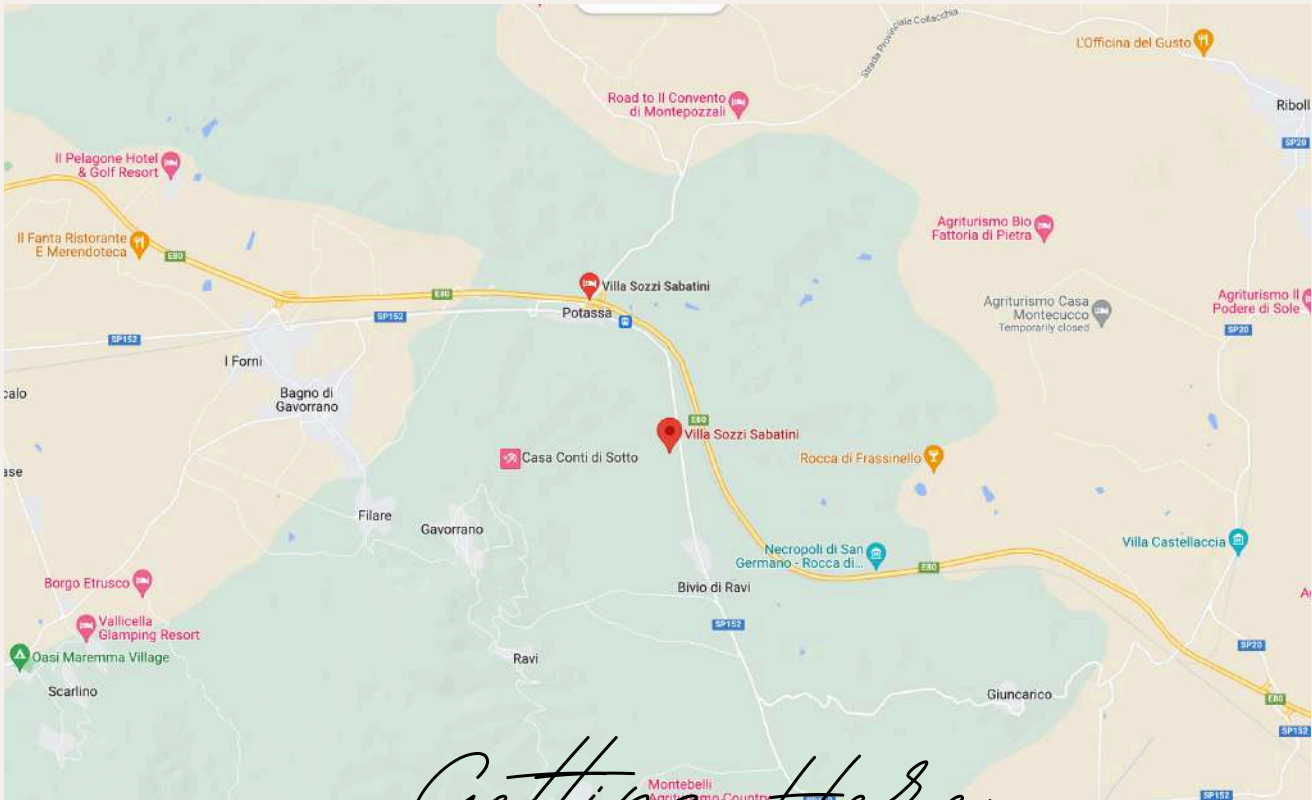
The owners of the house are not responsible for any accidents that may occur while using the pool or the equipment.

Der Pool hat eine Tiefe zwischen 1,20 m und 1,45 m und von daher ist es nicht erlaubt in den Pool zu springen und vor allen Dingen nicht kopfüber.

Kinder dürfen den Pool nur unter Aufsicht ihrer Eltern oder erwachsener Personen benutzen.

Die Benutzung des Privat-Pools ist den Mietern und deren eventuellen Besuchern nur unter ausschließlicher persönlicher Haftung gestattet.

Die Eigentümer des Hauses sind für eventuelle Unfälle bei Benutzung des Schwimmbades oder der Ausstattung nicht verantwortlich.



Getting Here

 Via Aurelia 6/A, 58023,
Bivio di Gavorrano (GR)

Directions to house GV3: coming from Livorno take the A12 motorway and then the SS1/E80 (Aurelia) towards Grosseto/Rome, take an exit AFTER Gavorrano, exit Gavorrano Scalo, Ribolla, at the roundabout take the 2nd exit towards Follonica, shortly after cross a bridge and then turn right onto the SP152 (towards Grosseto). After 3 km on the SP152, turn right onto a gravel road (sign Agriturismo Rosino). After 200 m, opposite a farmhouse/agiturismo, turn right, here you will come across a large gate, if it is closed, please ring the bell and then drive up about 100 m to the house.

If you go to <http://maps.google.com/> and copy the coordinates 42.93488,10.939355 into the search bar, you will find the house by the red sign.

Check-in

Check-in: between 5:00 and 6:00pm

Upon your arrival a welcome gift is provided while a deposit of € 200 is requested.

The representative Massimo will be waiting for you on your arrival day at the house GV3 Poggio Rosso, Gavorrano, hamlet Bivio di Ravi, Localita Poggio Rosso, Via Aurelia.

Our housekeeper will show you the house. Please try to keep to the time indicated. If you are going to be late, please inform us or the booking agency at least 2 hours in advance.

Thank you for your understanding!

Welcome guest gift composition:

- One bottle of ETRURIO Extra Virgin Olive Oil
- One bottle of red tuscan wine
- One bottle of water
- One package of pasta
- One can of tomatoes
- One pie
- One bottle of orange juice
- Mixed fruit



Check-out

Check-out: 10:00am

Check-out on the day of departure until 10 am.

Thanks for choosing Poggio Rosso Estate!

We look forward to see you again next year.

One last favour before you go, if you are satisfied tell your friends, if not tell us:

info@etrurio.com



Recommendations

from past guests



"Traumurlaub in Traumlocation
Dream holiday in a dream location"



"Urlaub in absoluter Alleinlage
Holiday in absolute solitude"



"Ein wunderschöner Urlaub in einem
wunderschönen Haus!
A wonderful holiday in a beautiful
house!"

Contact Info



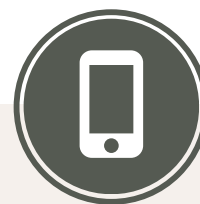
info@etrurio.com

If you want to give us tips and advices on how to make our place better or order our products please send us an email with your contact details.



+39 392 88 3 55 20

Andrea
If you need help you can reach out your booking agency or you host Andrea. Andrea speaks Italian, English, French and Spanish.



+39 344 206 9558

Massimo
For emergencies you can reach Massimo Amerini. Massimo is our factotum but he speaks only Italian.

Poggio Rosso Estate is part of ETRURIO, the Sozzi Sabatini family farm, whose core business is producing top quality Tuscan Extra Virgin Olive Oil.

www.etrurio.com



In case of *emergency*



Grosseto Hospital - First Aid

Via Senese, 169, 58100 Grosseto GR
Telephone number: +39 0564 485099



Fire Department

Emergency number: 115



Pharmacy

Strada Provinciale Aurelia Vecchia, 20, 58020 Scarlino
Telephone number: +39 0566 35019



Police - Carabinieri

Emergency number: 115



Meet Your Hosts

The Sozzi Sabatini family is happy to welcome you at Poggio Rosso that was originally bought in the 1973 by Giovanni and Sandra Sozzi Sabatini.

Today Andrea and Alice are running Poggio Rosso and Poggio la Pia Estates with the aim to produce the best foods Tuscany can deliver.

The two estate produce as core business extra virgin olive oil and we, as a family, every year we thrive in making EVOOs that enrich our taste & soul.

Poggio la Pia Estate



Poggio la Pia Estate

Andrea Sozzi Sabatini bought Poggio La Pia estate in 2015 after putting an end to a long career in finance between London and Zurich and Milan.

Poggio la Pia is the ideal estate, where tradition and innovation blend together to produce one of the best Tuscan extra virgin olive oils.





what we do at Poggio la Pia

At Poggio la Pia Estate ETRURIO has almost 30,000 olives trees, 2.5 hectares of vineyard, 2,5 hectares of Pistachio grove, one hectare of strawberry trees and half hectare of botanicals.

As of today we produce our best and multiple award-winning Extra Virgin Olive Oils:

ALLEGRO, our Delicate EVOO
MOSSO, our Medium EVOO
SOSTENUTO, our Intense EVOO

Coming soon:

Our first Super Tuscan wine: VAIATO

Our GINs, our Bitter, our Brandy and Amaro all made from our grapes and botanicals.

for orders please send an email to: info@etrurio.com





Shopping nearby

Bagno di Gavorrano (towards the sea) is 7 km away, here you will find shops of all kinds, a large supermarket, restaurants + pizzeria, bank, pharmacy, a petrol station, etc..

Scarlino Scalo (towards the sea) is 11km away and you can find a high quality bakery and butchery, a small COOP supermarket a bank a post office and a pharmacy.

A small shop is at Bivio di Ravi at 1.8 km, a restaurant at 4 km.

For bigger shopping larger supermarkets like COOP, PAM and Lidl can be found in Follonica that is 17 km away.



local attractions

things to do

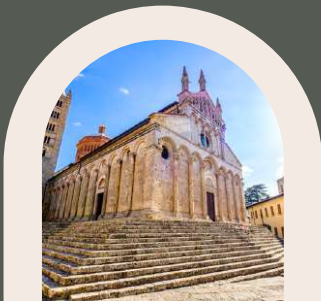
Maremma is a magical place that offers you a variety of experiences. You can travel the roads that trace Maremma paths and stop in wineries and Tuscan farms to taste wines, olive oil and other typical local products or take a boat trip to get to know the marvelous Orbetello lagoon and the Tuscan archipelago, or taking a horseback ride at 'Parco dell'Uccellina.

For sports lovers trekking and archeotrekking itineraries between the cities of Tufo Sorano, Sovana and Pitigliano, along the 'Costa dell' Argentario' or the rolling hills around the Terme di Saturnia and relaxing in its thermal waters.

Things To Do



Seaside. Maremma offers you some stunning beaches, with clear blue water like Baratti bay, Cala Violina beaches and many others. The beautiful Giglio Island and the small and peaceful Giannutri Island are other favourite destinations for sea lovers, that here can enjoy an unspoilt nature, hiking and swimming diving in the beautiful waters



Culture. Massa Marittima is 20 km away, Vetulonia (Etruscan excavations) 11 km, Grosseto 30 km. Lucca, Pisa, Siena and San Gimignano are within a 60-minute drive and lastly Firenze and Arezzo just two hours drive



Food. The list of Tuscan food and recipes would be too long to list but Tuscan people worship their bread, their olive oil and the traditional bruschetta usually ordered as a starter, generously rubbed with garlic, lavishly drizzled with olive oil and sparingly sprinkled with salt.



Sports. In Maremma also sport has another taste. Practise your favourite sport surrounded by gorgeous views. In Maremma also sport experience make the difference. Diving, Golf, Hiking, Canoeing, Horse riding, Mountain bike, Sailing, etc...



Our Favorite Sports

In Maremma sports have a different taste. Practise your favourite sport surrounded by gorgeous views. In Maremma also sport experience make the difference. Diving, Golf, Hiking, Canoeing, Horse riding, Mountain bike, Sailing, etc...

<https://www.enjoymaremma.it/en/sport-in-maremma/>

<https://www.esperienzadimaremma.it>

<https://www.ilpelagone.com/>



Attractions

The Maremma area was the cradle of Etruscan civilization. In fact Saturnia is considered the oldest Italian city and the Fiora valley gave birth to the pre-Etruscan civilization, the Villanoviana.



1

Parco dell'Uccellina

The Maremma Park is a territory rich in ecosystems where natural and wild environments are connected with amazing landscapes



2

Terme

Maremma is full of thermal bath resort like:

Saturnia
Sorano
Petriolo
Venturina

and many more..



3

Affresco di Scarlino

The Sozzi Sabatini family owns a magical place in Scarlino, a beautiful village with a breathtaking view on the bay of Follonica and Elba island. Inside a building that is also the headquarter of ETRURIO you can enjoy the view of a magnificent fresco dated 1437

Must See Places

in Maremma you are spoilt for choice:



Parco Regionale della Maremma



Terme di Saturnia



L'affresco di Scarlino



Populonia



Cala Violina



Isola del Giglio



Pitigliano



Massa Marittima



Golfo di Baratti

Let's Eat - Osterie



Ristorante Leccio Moro

Piazza del Popolo, 3, 58043 Tirli GR

telephone number: +39 0564 945836



Osteria La Gricia

Via Emilio Alessandrini, 41, 58023 Caldana GR

telephone number: +39 0566 81391



La Tana Dei Brilli

Vicolo Ciambellano, 4, 58024 Massa Marittima GR

telephone number: +39 0566 901274



Da Nada

Via Trento, 13/15, 58036 Roccatederighi GR

telephone number: +39 0564 569450

Hiking



Monte Amiata

With its 1736 mt Monte Amiata is the highest mountain in Maremma, a magical trip in the place where templars were living



Roccatederighi

A spectacular view from Rocca Tederighi, a small village embedded on the top of a hill



Parco dell'Uccellina

This parc is nestled right on the seaside of the Maremma area. Walking here is a mystical experience



Le Vie Cave

If you want to do hiking and archeology this is the best experience you can have, Sorano, Sovana and Pitigliano will look like a fairy tale



Monte Argentario

Monte Argentario is a promontory jutting into the Tyrrhenian Sea. Much of the territory is hilly, making it perfect for nature walks.



Trekking Someggiato

In the village of Scarlino, in the location called il Puntone, there is the biggest donkey breeding in Maremma that organises trekking with these lovely animals

Thanks for choosing us and arrivederci

