



Scuola di Sotto

For 4 people (baby bed) - 63 sq.mt.

Located on the ground floor, the entrance welcomes you with a pergola of wisteria. You will find a lounge, a dining area, a small kitchen, two bedrooms (one double and one twin with adjacent bathroom including bathtub), and a second bathroom with shower. The flat offers the possibility of outdoor dining under the pergola.



Information and extras

- **The price of each apartment includes:**
- the bedding, bathroom (bath towel, face towel, guest towel) and kitchen (2 kitchen towels, 2 pot holders, 2 sponges, straw mats), utensils for kitchen and table;
- Midweek towel change and quick cleaning;
- final cleaning;
- for stays of two weeks, quick cleaning of the apartments and change of linen (bed, bathroom, kitchen) on day 7;
- Free bed for children 0/4 years;
- gas consumption for heating and cooking;
- consumption of water and electricity;
- satellite TV;
- wi-fi internet service in the garden;
- use of telephone in each apartment;
- Arrival toiletries for the bathroom, a roll of toilet paper + 1 spare in each bathroom, 2 garbage bags, 1 bottle of mineral water, tourist information;
- clothes horse for each apartment and common outdoor area for this purpose;
- city bike, suitable for driving on the road, equipped with baby's chair seat, helmet for kids and basket;
- closed space to store the bikes (on request);
- the use of sauna and Turkish bath cabin;
- the use of non-heated outdoor pool (usually from March to October, depending on weather conditions); note: we do not supply towels for the pool, but you can ask for extra towels at a cost of € 2,50 per piece;
- Free Parking (uncovered, unguarded) inside the residence area;
- Usage of wood stove in the garden (we do not provide the wood), use of the barbecue.
- Room with children's toys;
- Each apartment and the suite Pippo have an outdoor dining area with tables and chairs under umbrellas (Scrittoio, Meacci, Billi and Pippo), the pergola (Platano and Scuola di Sotto) or the portico (Casa di Papo e Scuola di Sopra);
- **Extras:**
- Use of washing machine €4.00 (including detergent) with iron and ironing board in the laundry room (not permitted for use in apartments);
- Extra cleaning of the apartment: €18.00;
- Total extra change of linen (bed, bath and kitchen) €12.00 per person;
- extra change of linen for the bathroom €5.00 per person;
- extra change of bath towels €2.50 per piece;
- Supplement for extra bed or sofa bed €10.00 per person / night. Please note: the sofa beds are in the living rooms of Platano, Scrittoio, Scuola di Sopra and Casa di Papo (chaise lounge);
- 30% discount for 2 people in larger apartments, in some periods of low and mid season, if two-room apartments are not available and only with our prior consent;
- Supplement for pets: €7.00 per day;
- Pets are not allowed at the pool. Owners are requested to keep an eye on their pets during their stay, in order to not disturb other guests.
- Available services: bike rentals, horseback riding nearby, also with routes in the Regional Park of Maremma; a day trip to the Tuscan Archipelago with sailboat and qualified personnel on board; boat trips and snorkeling in the Tuscan Archipelago with departure from Porto Santo Stefano; mountain bike tours in the area, with experienced guides;
- wellness center at 3 km from our hotel;
- visits and tastings at nearby wineries: Rocca Montemassi and Rocca di Frassinello
- Breakfast room and restaurant "Re Sugo"
- Breakfast €10,00 per person per day (service on request, at least the day before), from 8.30 am to 10 am in the breakfast room or under the gazebo.
- Room service for breakfast €3.00 per person;
- Half board €34,00 per person / day = Breakfast + 1 meal with set menu, excluding drinks,
- from 7:30 pm to 10:30 pm (* from 0 to 3 years free, from 3 to 7 years €6.00 for breakfast and €21.00 for half board, children from 7 years full price) . At the restaurant you can also choose the à la carte menu. During the high season the restaurant has a weekly closing day. It is usually open for dinner, while for lunch it opens only on request (group bookings); during medium and low season the restaurant opens only few days a week or on reservation, (please note: the opening times and days of the restaurant and breakfast room are subject to change);
- **Information:**
- Check-in is possible from 4 pm to 7 pm. In case of delay or early arrival, customers or companies are requested to inform us. Otherwise a regular check-in can't be guaranteed. For the booking the customer's mobile number will be requested. Check-out is by 10.00 am.
- If you use a satellite navigation system (GPS), Residenza Le Versegge is easy to locate with following GPS coordinates: 42 ° 54, 100 'N - 11 ° 5, 635'E, the nearest village in the surrounding of Le Versegge is Sticciano Scalo, part of the town of Roccastrada.

Tommaso Guicciardini
Corsi Salviati, since
2002 is responsible for
Versegge residence and
restaurant Re Sugo.

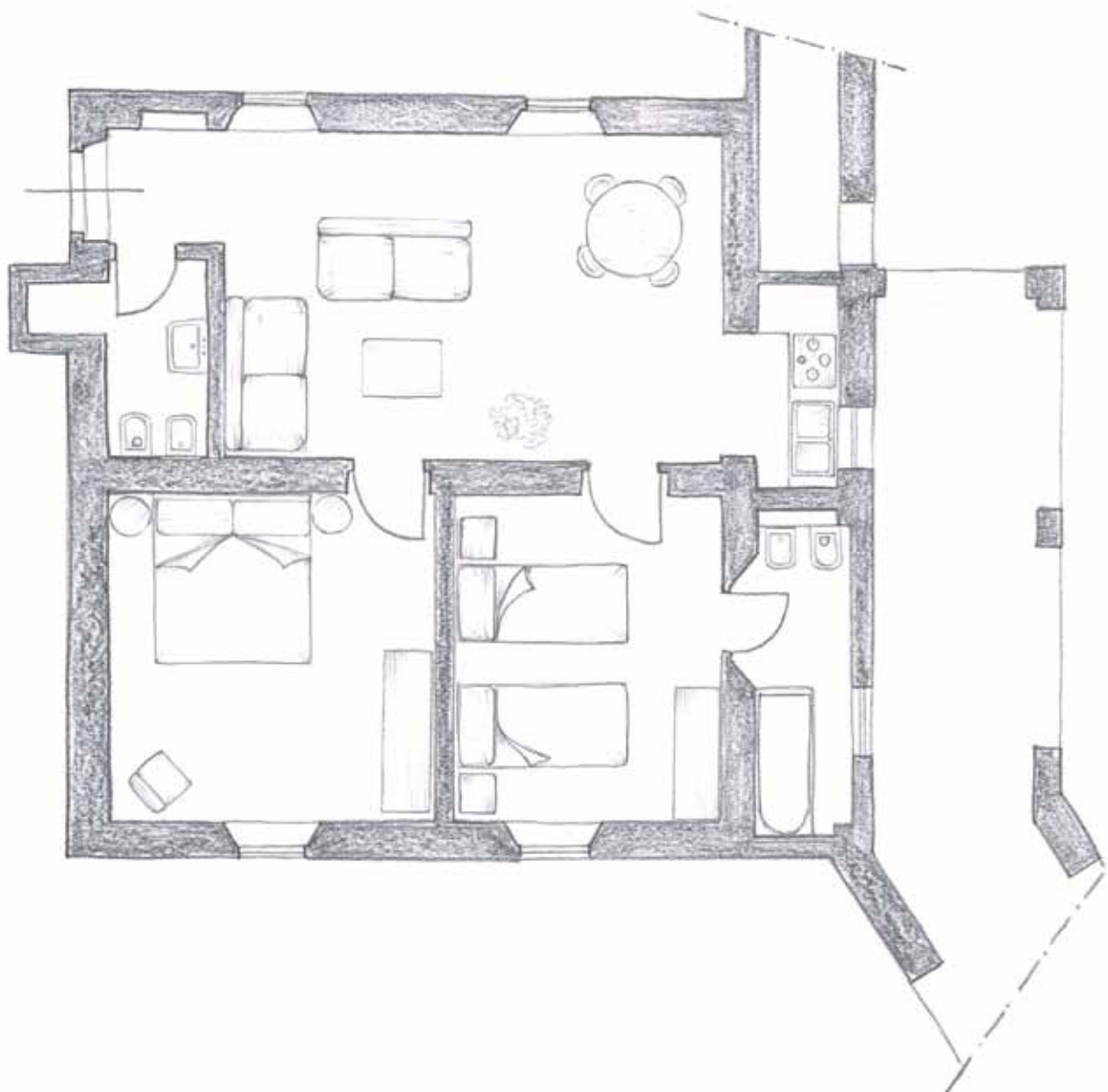


Scuola di Sotto: plan

residenza e ristorante Le Versegge - Località Versegge 58100 Braccagni Grosseto

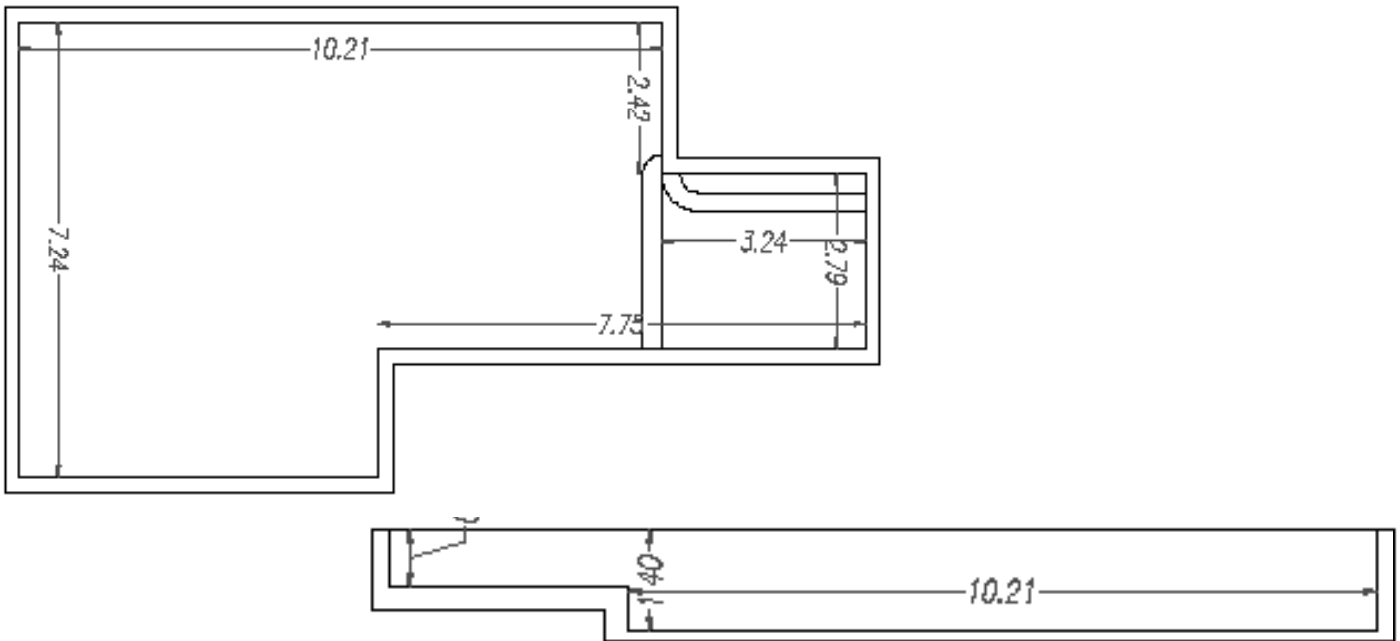
tel. 0039 0564 324059 - fax 0039 0564 324938

info@leversegge.it



Swimming pool

The swimming pool of “Le Versegge” was restored at the end of 2013 and is a central element of the property, positioned in an ideal sunbathing location. It is equipped with poolside umbrellas, sunbeds and deck chairs. In the attached plans the measurements are in meters. The water line varies from 65cm at the access ladder to the 125cm of the pool. It is also possible to utilise the sauna and turkish bath steam cabin which are located near the pool.





Restaurant “Re Sugo”

Le Versegge Residence has become known for the quality of its Re Sugo restaurant. It is a short walk through the garden, and offers, due to its location and large windows, a romantic view of the Maremma. At the table, quality is one of our uncompromising staples; we only buy products of the highest authenticity and with regard to seasonal vegetables, we prefer to harvest them from our garden. The dishes are traditional Maremma (such as ravioli, tagliatelle and homemade “gnocchi”, wild boar and meat). We are confident that Re Sugo will exceed your expectations. Introducing your vacation to the wonderful flavors of the Maremma.

