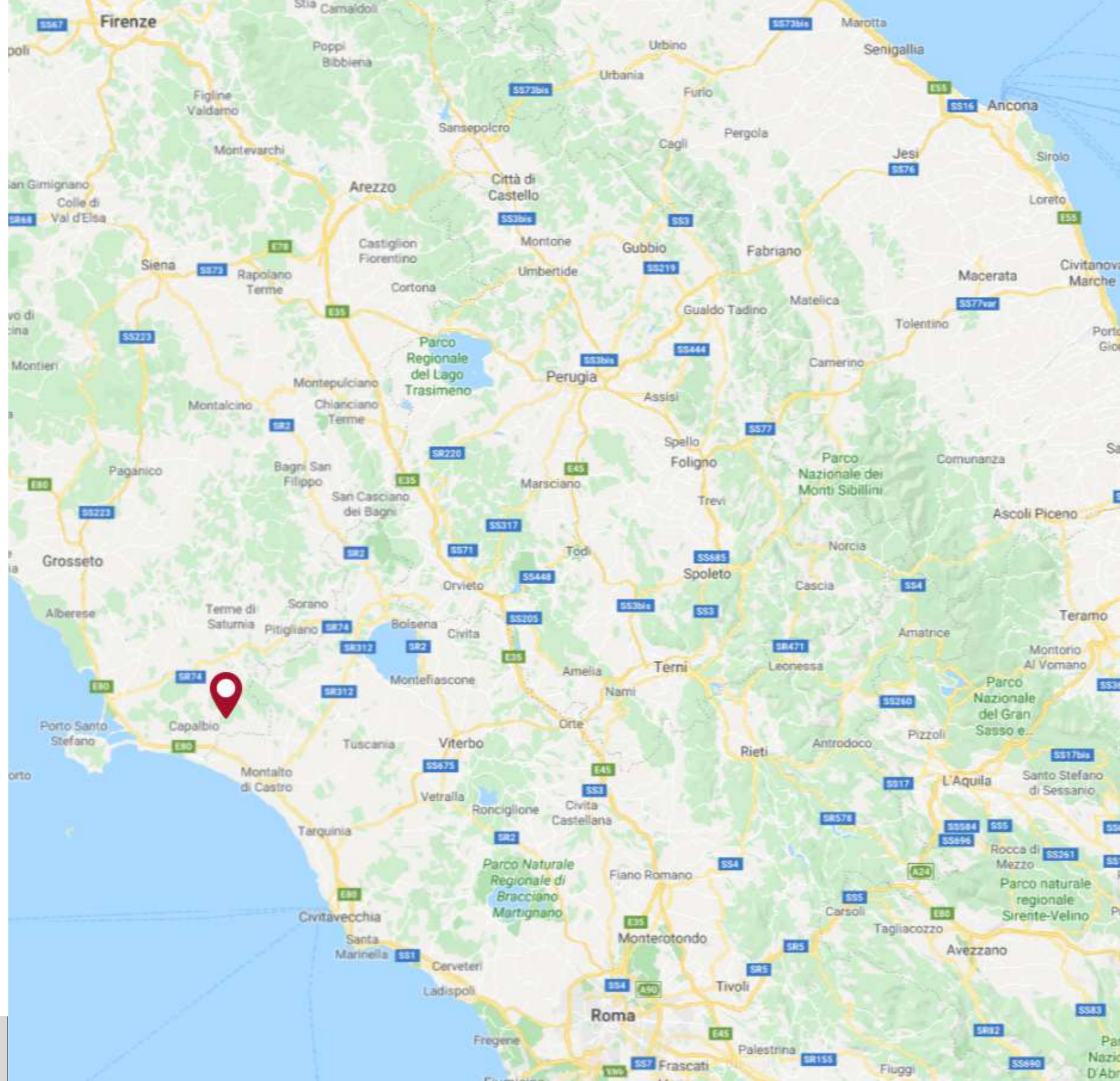


MAP

Locanda Rossa is in Tuscany, located north of Rome, 70 minutes far from Fiumicino Rome International Airport Leonardo da Vinci. It is situated among a territory where nature is strongly present with the sea, the hills and the woods, the villages are just an exception compared to the intensity of nature.

To reach the Locanda Rossa by plane you can use the airports of Rome and Pisa for international flights or Grosseto for private flights, and then continue by train, car or bus. The nearest train station is Capalbio Scalo, 15 minutes from Locanda Rossa.

By car from the Rome City Center it is 120 km away, Florence 200 km, Siena 90 km, Pisa 220 km away and Grosseto 40 km away. A transport service for our guests will be organized on request.





Locanda Rossa is a sophisticated farm house of peaceful and sober elegance, an intimate setting wrapped in 21 hectares, among the hills of the Tuscany Maremma. Art, Nature and Taste are the pillars of the refined hospitality of the estate. Rooms, Suites and Villas, pampered by 3.700 olive trees, are spacious and bright. Locanda can be found at a short distance from the sea, between the Niki de Saint Phalle's Tarot Garden and the medieval village of Capalbio.

HIGHLIGHTS

Locanda Rossa, in the Tuscany countryside of Capalbio, is just 10 minutes driving from the sea, 70 minutes north from Rome and 150 minutes south from Florence. An old farmhouse that has become a resort of contemporary elegance, where every guest receives a customized and personalized treatment that can include transfer service, yacht renting or exclusive picnics immersed in nature. The decor is different for each room, where you can find works of contemporary art. The renovation which started in 2008 has been followed by the interior designer Valeria Giuliani, whereas the subsequent extension was overseen by the architect Tommaso Ziffer for the interiors, with two other world-renowned experts, the landscape architect Paolo Pejrone and the architect Paolo Cattaneo, who designed outdoor spaces, gardens and the layout of the new structures, thus contributing to the peaceful and harmonious atmosphere.



38 UNIQUE ACCOMODATIONS

10 rooms
18 junior suites
(8 connecting rooms, 6 with garden,
4 with kitchenette)
6 suites
4 villas

AMENITIES / SERVICES

pool of relax
pool of games
restaurant
bar
wine bar

gin corner
room service

SPA

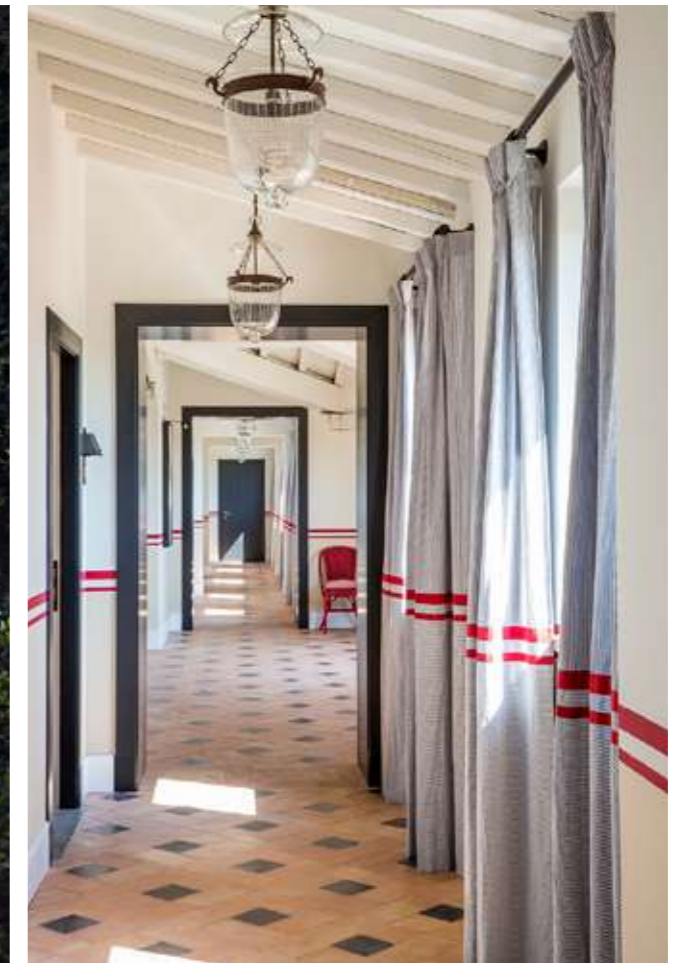
jacuzzi pool (3m x 9m)
sauna
turkish bath
emotional showers

SPORT

tennis court
padel court
fitness room
bike hire and assistance

ROOMS AND SUITES

The 38 rooms and suites have different characteristics to suit different needs, from a couple's weekend to a long family vacation. The marvelous junior suites and the suites are available with a panoramic view, a terrace or a private garden. The junior suites can be connecting and have a fully equipped kitchen, the suites are all equipped with kitchens and subject to availability, a private garden or terrace is possible; on request in the villas, in the suites, in the junior suites and in the rooms with garden small pets can be accommodated. The 10 rooms, are divided into 3 categories (Locanda Room, Prestige Garden Room, Deluxe Terrace Room) depending on the exposition, the characteristics and the dimensions that vary between 140-194 sq ft. Breakfast is included for all guests, for villa guests it is available with an extra charge. The bar and restaurant are available to every guest with à la carte menu.

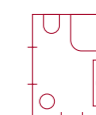


GARDEN SUITE

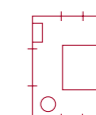
If what you are looking for your vacation in Tuscany is absolute comfort, our Garden Suite is the right solution for you. Interconnecting on request with a Deluxe Junior Suite Double Queen, it is ideal for families and groups of friends and has possibility of accommodating small pets. Decorated in shades of blue and yellow, it is composed by a double bedroom and a separated living room with two single sofa beds. The Garden Suite features an elegant master bathroom in shades of white and black with a walk-in shower and double-basin, and a second small guest bathroom with shower. Relax in the private garden opened onto the beauty of our Locanda and equipped with sun loungers and umbrella. On request this type of room is also furnished for people with special needs.

HIGHLIGHTS

- KING SIZE BED
- EQUIPPED KITCHEN
- 2 SOFA BED
- LCD TV
- SKY TV
- SAFE FOR LAPTOP (up to 13")
- AIR CONDITIONING
- WIFI
- MINIBAR
- LAVAZZA COFFEE MACHINE



2 BATHROOMS
3-6 mq



SUITE
667 sq ft

SIGNATURE SUITES

Simply the best for your holiday in Tuscany. Our Signature Suites provide ample spaces that can accommodate a family in absolute comfort and guarantee maximum privacy. Independent from the other rooms, almost like a private house, our Signature Suites – Alcova and Terrazza – are surrounded by nature and overlooks our Locanda. Each Suite is individually decorated, has a large bedroom, a living room with two single sofa beds, a complete kitchenette and two bathrooms.



HIGHLIGHTS

KING SIZE BED

EQUIPPED KITCHEN

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

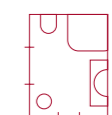
AIR CONDITIONING

WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



 **2 BATHROOMS**
3-6 mq

 **SUITE**
861 sq ft

DELUXE JUNIOR SUITE DOUBLE QUEEN

Facing the Locanda's estate, the Deluxe Junior Suites Double Queen are the best option for your family vacation. The rooms can be interconnecting on request with one of our suites and are equipped with two queen beds and a modern bathroom with shower in shades of white and black.

The Deluxe Junior Suites Double Queen are decorated in shades of blue and yellow, they have a delightful living area and a private garden with sun beds and umbrellas that can also accommodate your little four-legged friends.

HIGHLIGHTS

KING SIZE BED

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

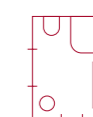
KETTLE

ARIA CONDITIONING

WIFI

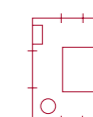
MINIBAR

LAVAZZA COFFEE MACHINE



BATHROOM

9 mq



ROOM

506 sq ft

EXECUTIVE JUNIOR SUITE

The Executive Junior Suites are opened onto our olive groves or on the Locanda estate and represent one of our solutions for your family vacation. They are decorated in blue and yellow and have a delightful living area. The sumptuous bathroom spans a walk-in shower and double basin. Upon availability, the rooms can be interconnecting and have twin beds to accommodate a family or a group of friends.



HIGHLIGHTS

KING SIZE BED

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

KETTLE

AIR CONDITIONING

WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



DELUXE JUNIOR SUITE KING

Overlooking our olive grove, the Deluxe Junior Suites King are the ideal solution for those seeking comfort and privacy. The rooms are decorated in shades of blue and yellow and have a delightful living area. The elegant bathroom features walk-in shower and double-basin. Upon availability, the rooms can be connected through the kitchenette and have twin beds on request to accommodate a family or a group of friends.



HIGHLIGHTS

KING SIZE BED

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

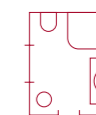
KETTLE

ARIA CONDITIONING

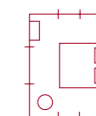
WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



BATHROOM
9 mq



ROOM
306 sq ft

JUNIOR SUITE

Decorated in warm earthy colors, our Junior Suites overlook the Locanda or the surrounding countryside. Let yourself be charmed by the light of Maremma while you treat yourself with a moment of relaxation in your living area. The private bathroom features a wonderful walk-in shower and double basin. The room is also equipped with a sofa bed and it is decorated with original artworks coming from the private collection of the Locanda.

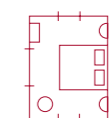


HIGHLIGHTS

- KING SIZE BED
- LCD TV
- SKY TV
- SAFE FOR LAPTOP (up to 13")
- KETTLE
- ARIA CONDITIONING
- WIFI
- MINIBAR
- LAVAZZA COFFEE MACHINE
- SOFA BED



 **BATHROOM**
9 mq

 **ROOM**
301 sq ft

VILLA

A fully equipped private house, with all the services of a luxury hotel: our 110 sqm (1,185 sq.ft) Villas on the countryside of our Tuscany Maremma. The Locanda Rossa can take care of the grocery shopping for the guests, as well as, for those who desire, we can provide waiters and private chefs.

Preferred[™]
RESIDENCES



HIGHLIGHTS

- 4 VILLAS
- EQUIPPED KITCHEN
- 3 BEDROOMS
- 4 or 5 BATHROOMS one of which with bathtub
- LIVING ROOM
- PRIVATE EQUIPPED GARDEN
- PORCH WITH TABLES AND CHAIRS
- BARBECUE
- LAVAZZA COFFEE MACHINE
- SAFE FOR LAPTOP (up to 13")
- AIR CONDITIONING
- LCD TV
- FREE WI-FI
- MAX 6 PEOPLE
- TWO PRIVATE PARKING SPACES



DINING

Locanda Rossa immerses guests in a typical Tuscan experience throughout their stay. The *La Cucina* restaurant uses products from its own garden combined with the great excellence of the territory. Every day *La Cucina* prepares ice cream, focaccia, desserts and pasta to create and serve local dishes with a modern and light touch, combined with the 100% Italian extra virgin olive oil produced from the cultivation of frantoio, *moraiolo* and *leccino* of the 3,500 olive trees of the Locanda Rossa park. The extra virgin olive oil and honey are available at the Locanda Rossa' shop and on online shop

To fully enjoy the Tuscan cuisine Locanda Rossa arranges on request cooking classes, with the Chef to explore the fundamentals of the Mediterranean cuisine. Upon reservation we organize private dinners by the pool.

The restaurant accommodates up to 90 people, of which 40 al fresco, and provides different menus throughout the day, one lighter during the day, and one complete and variable depending on the availability of fresh products for dinner, as well as a menu dedicated to children.



FARM HOUSE

The Locanda Rossa's farm develops within the 21 hectares of the estate in which the extra virgin olive oil and honey are produced and consequently consumed both by guests during their stay and by the restaurant La Cucina to prepare the dishes served during the day. The olives are harvested prematurely by hand to preserve the superior organoleptic quality, transported and processed within 8 hours in a two-cycle continuous mill with a cold extraction process that produces a medium fruity oil with hints of almond, artichoke and green leaf and with colors ranging from green to golden yellow varying chromatically over time. To the palate it is fresh and enveloping; initially sweet to then blend into a perfect balance between bitter and spicy resulting from the blend of Leccino, Frantoio, Moraiolo, Pendolino and Canino. Production area: Capalbio, with a mild and temperate climate.

The honey produced is of acacia, millefiori, schiacciolo, rovo, erica, clover, eucalyptus and marruca; subject to the variability of Nature.

The Extra Virgin Olive Oil and honey are available at Locanda Rossa and at the shop online.





SPORT IN LOCANDA

- padel court with synthetic grass
- resin tennis court
- tennis lessons
- bike rental
- fitness room
- yoga
- pilates
- ping pong

IN THE AREA

- diving
- sailing
- kite surfing
- cycling trails
- running trails
- golf
- horse back riding
- hiking

SPA

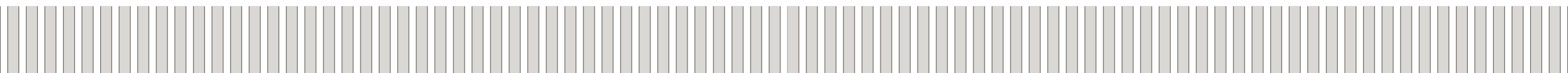
- swimming jacuzzi pool
- hydromassage showers
- hammam
- sauna
- wellness and aesthetic treatments
- massages

FOR THE KIDS

- children's pool
(23 ft x 46 ft, deep:4,5 ft)
- futsal soccer goal
- playground
- trampoline
- ping pong
- table football

ON REQUEST

- baby sitter supplementary bed crib
(or cradle)



WEDDINGS & EVENTS

Some of the most important days of our guests have been lived in the serenity of our estate. We have organized setups, catering, shows and every detail that has left guests with memories of unforgettable moments. The typical Tuscan atmosphere, the sophisticated details, the unique and refined style and the discretion of the estate, are the ideal setting for those looking for the place to organize a unique event in Tuscany.



HIGHLIGHTS

PLACÉE DINNER OF 80 PEOPLE

within two rooms of the restaurant

PLACÉE DINNER OF 200 PEOPLE outdoor

200 PEOPLE IN COVERED AREAS

created ad hoc (tensile structures)

WEDDING PLANNER

HAIR STYLIST

MAKE UP ARTIST

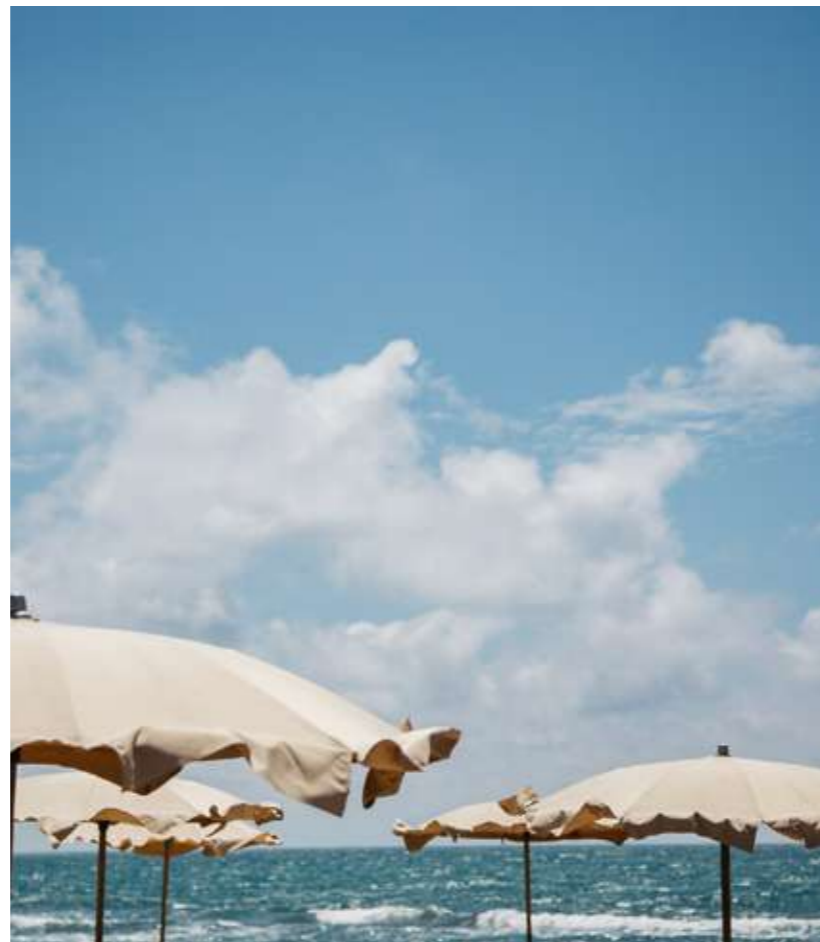
PHOTOGRAPHER

SET DESIGNER



DESTINATION AND EXCURSIONS

The Maremma offers an infinite number of opportunities for guests, from simple and total relaxation to trekking, from the crystal clear sea to the bike cross. Guests at the Locanda Rossa will be able to explore the area by discovering the art parks such as Niki de Saint Phalle and the Garden of Daniel Spoerri or by visiting some of the most beautiful towns in Italy such as Montemerano, Sorano or Pitigliano. You will be able to enjoy the food and wine culture of the starred restaurants and the most authentic trattorias and relax in the beaches of Capalbio, from those free and more isolated to the more mundane ones like La Macchia and l'Ultima Spiaggia, or even in the rocky coves with the clear water of the Argentario. For those seeking absolute relaxation, the Terme di Saturnia will be the ideal place to regenerate.



SEA

Argentario
Capalbio
Ansedonia
Feniglia
Talamone

ART AND CULTURE

Tarot Garden of Niki de Saint Phalle
Daniel Spoerri Gardens
Vie Cave
Sorano
Sovana
Pitigliano
Montemerano





NEW PARTNERSHIP

We are proud to announce that Locanda Rossa has just joined the *Lifestyle Preferred Hotel & Resorts* and the *I Prefer Hotel Rewards*.



CONTACTS

reservation@locandarossa.com
+39 0564 890 462
locandarossa.com

BARBARA VALLEGGI

General Manager
b.valleggi@locandarossa.com
+39 0564 890462
+39 335 7314692

ADDRESS

Strada Capalbio Pesca Fiorentina 11/B
58011 Capalbio (GR) - Tuscany
Italy

AIRPORTS

Fiumicino Airport of Rome (100 km)
Ciampino Airport of Rome (120 km)
Airport of Grosseto (45 km)

DISTANCES

Railway Station Capalbio (7 km)
Beaches of Capalbio (10 ~15 km)
Argentario (25 km)
Tarot Garden (4 km)
Capalbio (4,5km)

LIFESTYLESM

Preferred

HOTELS & RESORTS

I PREFERSM
HOTEL REWARDS

GDS

AMADEUS (1A) PH GRSLRR
SABRE (AA) PH 381142
GALILEO/APOLLO (UA) PH F7277
WORLDSPAN (1P) PH FCOLR
PEGS/ADS (WB) PH 10527

