



HOUSE RULES

1. **The property may not be occupied by more people** (including infants) **than the number specified in the price list and the booking document.**
2. Weekly stays commence on Saturdays between 4.00 pm and 6.00 pm and end by 10.00 am on the departure date specified in this contract. **Arrivals and departures at times or on days other than those specified in the contract are permitted at the landlord's discretion and must be agreed in advance.** Staff are available during the hours indicated on the booking document, subject to agreement on the time and day; the Manager is available for a call via WhatsApp at a time and date to be agreed.
3. **To ensure peace and quiet for all neighbouring residents, the following are not permitted in the property: speaking loudly, wearing clogs or noisy shoes, dragging furniture and chairs, or playing the radio, speakers or television at high volume. Guests are asked to observe the quiet hours and to refrain from using noisy household appliances**
 - ☐ **Night-time:** From 22:00 to 09:00 (**no** loud talking, loud music, washing machines or loud noises).
 - ☐ **Afternoon:** From 1.00 pm to 4.00 pm (please relax and **avoid** loud noises).
 - ☐ **Public holidays:** On public holidays, **quiet is recommended** throughout the day and noisy work is prohibited
4. 4. The property (house, furniture, items) **must be returned tidy and clean**, in the same good condition as when it was received at the start of your stay. **The property has an inventory of its contents; any comments must be reported to the Property Manager** (Maria Rita Trecci 0039 340 5422761) within 8 hours of receiving the keys and the inventory. The security deposit of €150.00, to be paid on the day of arrival upon handover of the flat keys, will be refunded at the end of your stay, subject to any deductions for damage. **Dishes must be washed and returned to the cupboards, and the dishwasher must be emptied.** Please use the bed linen and towels with due care so that they are subject to normal wear and tear but do not suffer irreparable damage that could be caused by misuse, such as, for example, drying floors or cleaning shoes
5. **Smoking is not permitted inside the house.**
6. **Rubbish must be collected and sorted** for recycling, **and must be taken away on the day of departure.** For recycling, **there is a bin for organic waste and one for general waste in the kitchen, and at the bottom of the staircase leading down to the cellar there are three bins for paper, plastic and glass.** Cooking oil must be collected in a bottle and taken to the recycling centre
7. **Access to the grounds of Casa Trecci is restricted to guests; therefore, any visitors must be authorised by the owners.** Guests are entitled to use, free of charge, **two parking spaces, located solely within the grounds of Casa Trecci. It is not permitted to leave cars on the narrow roads within the pine forest, as these are privately owned.** **APPENDIX A**
DESCRIPTION AND INVENTORY
made available to guests. The use of other equipment is the sole responsibility of the user. The manager
8. Pets are permitted provided that the garden is kept clean and they are accustomed to behaving respectfully towards their surroundings. **A flat-rate cleaning fee of €35 applies per pet. Should any damage be caused by a pet, reimbursement will be required.** r barbecues are permitted only in the specially equipped barbecue area, **using charcoal** and **without an open flame.**
9. **NEVER PLACE hot pans directly on the kitchen worktop** as this will damage it. Always use trivets.

CasaTrecci – Giannella

Strada provinciale Giannella 259 – Albinia – Orbetello

Operating code 053018LTN0378 Grosseto – tourist tax €1.50 per person aged 14 and over – for 7 days – to be paid via PayPal to casatrecci@gmail.com on arrival, stating in the payment reference: tourist tax for n..... people aged 14 and over – for 7 days – @NAME



N.B.:

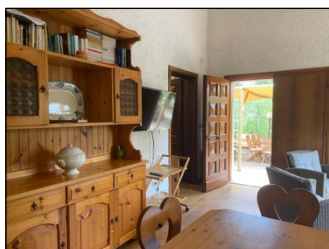
Before leaving, always close the shutters, windows and doors, and remember to check that the keys are **not left in the locks inside the house**, because, as you know, if this happens you will need to call a specialist to open the property, and the cost of this service will be borne by the tenant.

You have 2 sets of keys. In each set you will find: the remote control for the automatic gate on the road, the key to the iron gate leading to the house, the key to the front door, and the key to the beach gate. When you are at home, we recommend keeping them on the outside door handle. When you go to bed, place them on the inside door handle so you can lock up. When you go out, take them with you!

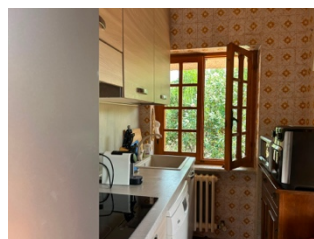


Surrounded by a 1,000 m² garden, partly covered in undergrowth and partly sandy (as it is a natural environment), with a central

area featuring a shaded patio, a table seating 8, a wooden seating area for 4 with a coffee table



- living room with 2 windows, featuring a table and benches/storage units, seating up to 8 people (one corner bench, 3 chairs and 1 stool), a fireplace, a 4-seater lounge area with a small coffee table, and a sideboard.



- kitchenette (not suitable for living in, but can be closed off

with a door), 1 window and a French window opening directly onto the patio. Kitchenette equipment: fridge with freezer compartment, 4-ring induction hob, kettle, Nespresso machine with water reservoir and a drawer for used coffee pods (6 coffees); wall units containing crockery,

glasses and cups for 8 people, and a dishwasher for 8 place settings; a wall unit with a dish drainer, a wooden step ladder, and a wooden cupboard containing plates, trays and salad bowls; a small microwave; 2 standing fans; a cupboard with a sliding roller shutter door for storing pasta, sugar, salt, oil and other items.

N.B.: There is a small LED position light underneath the wall units: touching it with your finger switches the light under the wall units on or off. The central light, however, has its switch to the right of the French window, and the light above the microwave has its switch to the left of the French window. The door can be held open using a rotating door stop located on the floor: this is operated with the tip of your foot.



In the second part of the house you'll find:

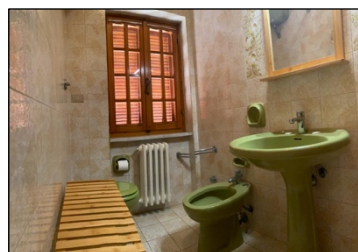
- a hallway with an air-conditioner (installed in 2025) that cools the entire sleeping area, where there is a linen cupboard and a shoe rack. There is also an ironing board and two hairdryers



- 1 small utility bathroom with a washbasin and toilet, a washing machine and storage shelving for the washing machine, a vacuum cleaner, a first-aid kit, a cabinet with mirrored doors and a light above for storing toothpaste and toothbrushes, etc., 1 electric water heater that heats water for all the taps in the house. 1 towel rail. 1 single-paned window.



- LAUDOMIA BEDROOM – 1 double bedroom with a two-door wardrobe, 1 chair and a luggage rack, a split double bed and 2 bedside tables with table lamps. Central ceiling light that can also be switched off from the bed. 1 double-casement window.



- 1 bathroom with washbasin, bidet and toilet; 1 shower with floor drain and shower curtains to contain the water; wooden shelf for toiletries and beauty cases; mirror with light and wall-mounted cabinet for toothpaste and toothbrushes; towel rail and bidet towel holder.

1 double-paned window



- RITA'S BEDROOM - 1 bedroom with 2 single beds, 1 two-door wardrobe, 2 chairs and a vintage wooden and Formica desk with a small chair, typical of the 1960s. 1 double-hung window.



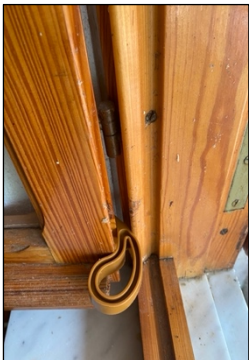
- LUCIA BEDROOM - 1 bedroom with bunk beds, a 7-drawer chest and a built-in wardrobe with 2 double-door compartments, 2 chairs. 1 double-paned window



- VERA ROOM - 1 double bedroom with a split bed, 2 bedside tables, a shabby-chic white coat rack with white hangers, and 1 luggage rack. 1 double-paned window.



- Outdoor shower for 'SHOWER UNDER THE STARS' with hot water and a foot shower head
Please shake the sand off your feet before entering the shower to minimise the risk of the drain pipes becoming blocked by sand



Please note: all shutters have a locking mechanism to prevent them from slamming in the wind, and all double-paned windows – which you may wish to keep open to let the air circulate – have silicone window stops that slot between the frame and the sash. These are attached to the sash with a cord to prevent them from falling out when unhooked.



Shown here are photos of the three paintings by the Viterbo-based artist A. Carrari

which are on display in the living room of Casa

LAYOUT OF THE HOUSE

4 bedrooms: 2 double or twin rooms, 1 with two single beds and 1 with bunk beds (for children under 12)

1 bathroom with toilet, washbasin, bidet and floor-drained shower

1 guest bathroom with toilet and washbasin

Spacious shower in an outdoor brick-built structure

Living room – With open fire, 4-seater sofa, table with chairs and benches seating 7 people

Kitchenette (not for living in), 1 sink, 1 fridge-freezer, induction hob with timer, microwave, electric coffee machine

An air-conditioned **corridor**

800 m² garden, with a patio, a table with 8 chairs and a 4-seater seating area

2 parking spaces sheltered by a sunshade

All rooms have windows overlooking the garden.

There is no gas supply; only electricity and plumbing, with hot and cold water.

THE HOUSE IS EQUIPPED WITH:

Starlink Wi-Fi

Smart TV (personal codes are required to access channels)

4-ring induction hob

Dishwasher

Washing machine

Microwave

Electric kettle

Nespresso coffee machine

Vacuum cleaner

Iron and ironing board

Hairdryer

Plates, glasses, cutlery and cookware needed to set the table for 8 people

Bed linen, pillowcases, hand towels and bath towels for 8 people

Pots and pans suitable for the induction hob

SAFETY

There is a 6 kg powder fire extinguisher in the kitchen

GENERAL INFORMATION ABOUT THE AREA

Distance from Albinia: 2.8 km

Distance from Obertello: 12.5 km

Distance from Porto Santo Stefano: 11.6 km

Distance from Porto Ercole: 14.4 km

The area is rich in parks and nature reserves such as the Dune della Feniglia Nature Reserve, the WWF Maremma Nature Park and the Maremma Nature Reserve.

Maremma cuisine

Typical dishes include stewed wild boar, cacciucco, panzanella, fettunta, pappa al pomodoro, fried and grilled fish, not to mention local vegetables served in a thousand different ways. In the Maremma, you can also buy extra virgin olive oil, raw-milk Maremma pecorino, cured meats and wine.

There are many restaurants, and on arrival you'll find a selection of business cards from the restaurants we've chosen to offer special deals to our guests