

# Villa Grosseto

Region: Siena Sleeps: 14

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## Overview

Villa Grosseto is a contemporary seven-bedroom residence which graces Tuscany's Southern coast. Nestled within private beachfront surrounded by pine forests and located just a brief stroll from the renowned Roccamare Beach, it is hard to imagine a better location for a family holiday.

This vast residence is a sanctuary of comfort and style, with the rooms spread out over one expansive floor. The allure begins with the tastefully designed interiors that seamlessly blend traditional craftsmanship with modern sophistication. As you step inside, you're welcomed by three distinct living spaces. The large open-plan area is the heart of the home, where you will find plush sofas, a refined dining table, and a cozy fireplace, all framed by doors that open onto the verdant garden, a perfect fusion of indoor-outdoor living. The two smaller living spaces offer privacy and solitude when required and are equipped with overflowing bookshelves and a satellite TV. These spaces are all tastefully decorated, with calming colours, high quality furnishings and low lighting.

The newly fitted kitchen is adorned in a soothing pale green hue and is a culinary haven, complete with top-tier appliances, a convenient breakfast bar, and direct access to an atmospheric dining terrace. If you prefer to dine indoors, you can do so in the formal dining room with feature table and chairs.

The seven bedrooms are all bathed in natural light and offer havens of tranquillity to tired guests. The rooms are neutrally decorated, aside from the splashes of blue which mimic the nearby sea. Each bedroom also features an en-suite bathroom with either a shower or both bath and shower for your comfort.

Outdoors, the garden unfolds like a private oasis. The sprawling grounds, graced by fragrant pine trees, manicured lawns, and vibrant floral accents, frames the private pool—a shimmering jewel inviting relaxation under the Tuscan sun. Access to Roccamare Beach ensures moments of seaside bliss, whether you're engaging in water sports or simply basking in the serenity of the Tyrrhenian Sea.

With the charming town of Castiglione della Pescaia just 6km away, guests can immerse themselves in local culture, explore bustling shops, and savour delectable Tuscan cuisine. Adventure awaits in the surrounding woodlands,



while the enchanting island of Elba beckons for unforgettable boat trips.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Teens •  
Air-Con • Pets on Request • BBQ • Washing Machine • Dishwasher •  
Microwave • Coffee Machine • Hairdryer • Satellite TV • Heating •  
High Chair(s) • Parking Space • Waterfront • Seafront



# Interior & Grounds

## Lower Ground Floor

- 2 x staff bedrooms with en-suite bathrooms
- Pantry
- Laundry room

## Ground Floor

- Living room with garden access, sofas, armchairs and dining table seating 4
- Sitting room with sofas, armchairs, bookshelves and TV
- Studio room with tables, chairs and fireplace
- Dining room with table seating 8
- Fully-fitted kitchen with central island with stools, oven, hob, fridge freezer, microwave, dishwasher, toaster, American coffee machine, Italian moka pot and kettle
- 4 x bedroom with terrace access, double-sized bed and en-suite bathroom with shower, sink and WC
- 2 x bedroom with double-sized bed and en-suite bathroom with bath, shower, sink and WC
- Bedroom with two twin beds and en-suite bathroom with bath, shower, sink and WC

## Exterior Grounds (20,000m<sup>2</sup>)

- Vast garden with terraces and towering trees
- Private swimming pool
- Pergola with dining table
- Formal dining terrace
- Outdoor lounge areas with sofas
- Swing seat
- Sun loungers
- Barbecue
- Parking
- Garage

## Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- Fireplace
- TVs
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers





## Location & Local Information

Grosseto, situated in the South of Tuscany, offers a delightful array of activities for a memorable holiday with family or friends. Villa Grosseto is a wonderful place to stay where you can reach a range of beaches, seaside towns and protected parks with ease.

There are countless beaches dotted along this stretch of coastline, and just a short stroll from the house lies Roccamare Beach, renowned for its Blue Flag status, inviting visitors to enjoy sun-soaked days on its pristine shores. The golden sands and clear waters create an idyllic setting for relaxation and seaside adventures.

For those seeking a change of scenery, a mere 6km away is the charming seaside town of Castiglione della Pescaia. Here, visitors can immerse themselves in the coastal atmosphere, exploring the town's picturesque streets lined with shops, cafes, and restaurants. The town's historic centre is complemented by its sandy beaches, making it an ideal spot for sunbathing, water sports, or simply strolling along the shoreline.

The capital of this area is Grosseto, a captivating city which is a 30km drive away. Here you can explore the medieval heart of the city, enclosed by ancient walls, where the Cathedral of San Lorenzo stands as a testament to its rich history. Wander through Piazza Dante, a vibrant square surrounded by cafes and shops. Discover the Archaeological Museum, housing Etruscan artifacts, and indulge in local cuisine at traditional trattorias. The city is a great place for a day of shopping and sightseeing.

Nature enthusiasts will find solace in the vast pine forests surrounding the home, offering tranquil walks and opportunities for exploration. Just 7km away lies the Diaccia Botrona Nature Reserve, a haven for birdwatching and immersing oneself in the region's natural surroundings. Golf enthusiasts are in for a treat with the Golf Club Punta Ala Association located a mere 5km away. The lush greenery and well-designed courses provide a perfect setting for a day on the links.

For day trips, the town of Follonica, situated 20km away, presents a charming coastal destination with its sandy beaches and vibrant seaside atmosphere. Alternatively, a 45km drive to Piombino opens up the possibility of taking a ferry to the enchanting island of Elba. This historic island, famously associated with Napoleon Bonaparte, offers a unique blend of history, culture, and natural beauty.





## Local Amenities

Nearest Airport	<b>Florence Airport (183 km)</b>
Nearest Airport 2	<b>Pisa Airport (130 km)</b>
Nearest Airport 3	<b>Grosseto Airport (29 km)</b>
Nearest Village	<b>Roccamare (350 m)</b>
Nearest Town/City	<b>Grosseto (28 km)</b>
Nearest Restaurant	<b>Encanto White (4 km)</b>
Nearest Supermarket	<b>Supermercati Punta Ala (16 km)</b>
Nearest Beach	<b>Spiaggia Roccamare (3 km)</b>
Nearest Golf	<b>Punta Ala Golf Club (18 km)</b>

## What we love

- Villa Grosseto lies within stunning gardens filled with pine trees, just paces away from one of Southern Tuscany's finest beaches
- Offering seven spacious bedrooms and three living areas, this gorgeous villa can accommodate a large group of holiday-makers
- The garden here is a private oasis where you can swim in the inviting pool which is shaded by the towering trees above
- When you wish to visit the beach, the villa has its own beach bungalow and changing area

## What you should know...

- There are bedrooms available on the lower ground floor for the use of staff, this will cause no disturbance to your party
- Though the home is not remote, you will need a car in order to visit some of the larger towns in the area
- Guests should be aware that the maid fee and use of central heating are charged for separately

# Terms & Conditions

- Security deposit: €3,000 per week, paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 16:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not included in the rental price, mandatory extra €500 per week, to be paid locally.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open approximately beginning end April to end of October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that a cot and highchair are available upon request, payable locally.

Other extras to be paid locally:

Breakfast (on request): to be arranged with the owner

Maid service (mandatory): 1000.00€ per week

Cook (on request): to be arranged with the owner

Pre-arrival grocery service (on request): to be arranged with the owner



- Other Ts and Cs: Your booking will only be confirmed once we have checked availability with the owner or their property manager.

Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.