



Holidays in a villa with pool in Roccamare



General characteristics

 400 m²  9  7

The villa for rent for vacation is only 150 meters from the gazebo on the beach with the villa's private shed.

Villa Roccamare is immersed in the exclusive Pineta di Roccamare, whose park is private and fenced, with access controlled by the keepers, and the beach has been awarded the prestigious European Blue Flag for several years thanks to the clean sea.

The property is in stone in the style of the architect Miglietta typical of Roccamare, is surrounded by a beautiful and large private garden of about 5000 square meters. with manicured lawn, flowers and tall pine trees that protect the villa.

Guests have at their disposal an outside dining table and barbecue for outdoor dining and 2 lounge area with sofas and armchairs to relax after a day at the beach.

The villa boasts a large circular private pool, equipped with a trampoline, deckchairs and sun loungers and a dressing room with 2 outdoor showers.

The sea and the long golden sandy beach are only 150 meters from the villa, on the beach at guests' disposal there are 2 private gazebos with 2 tables and a space to leave things.

#CUT#

Privacy is guaranteed because access to the beach is only permitted to the owners of the villas in Roccamare and their guests. Villa Roccamare is a beautiful independent villa on two levels, able to accommodate up to 18 people, has 9 bedrooms and 7 bathrooms.

All the rooms of the villa are very bright and with attention to detail and furnishings.

Villa Roccamare is the ideal accommodation for a large family with children or a group of friends who want to spend a relaxing holiday on the beautiful Tuscan Maremma coast, just a few steps from the sea, enjoying maximum privacy and tranquility.

Equipped with every comfort (pool, billiards, air conditioning), it is carefully furnished and has very bright rooms.

Lower floor:

The lower floor consists of 5 bedrooms (three doubles and two twins with two single beds each), 3 complete bathrooms and a service bathroom. Guests are advised that the two double rooms are located in the underground part of the villa, therefore they are more suitable for children.

Next, a secondary kitchen with access to the garden and a laundry room.

The floor is completed by two rooms with direct access to the garden: a pizzeria and a large living room, equipped with a television, sofas, a dining table, a fireplace and a billiard table.

Upper floor:

This floor, which is accessed via a staircase, consists of: entrance hall, fully equipped main kitchen (four hotplates, traditional oven, microwave, dishwasher, fridge, freezer and breakfast table), lounge and dining room. We also find 4 double bedrooms (2 of which with en suite bathroom) and a complete bathroom.

SERVICES AND FACILITIES

Villa Roccamare is located in the beautiful pine forest of Roccamare, near the village of Castiglione della Pescaia, in the heart of the Grosseto Maremma.

In this area, in addition to the nearby seaside resorts (such as Follonica, Punta Ala, Principina and Marina di Grosseto), we find some important sites of historical and artistic interest:

the archaeological areas of Vetulonia (25 km) and Roselle (32 km);

the medieval village of Massa Marittima (42 km) with its Archaeological Museum and that of the Mine;

the abbey of San Galgano (73 km), one of the most representative examples of Cistercian Gothic style in Italy, famous for - the absence of the roof and the presence of "the sword in the rock";

the abbey of Sant'Antimo, one of the most beautiful Romanesque buildings in Italy.

For nature lovers, in Maremma we find many parks and nature reserves:

Diaccia Botrona Nature Reserve (7 km), one of the most important wetlands in Italy;

Uccellina Park (43 km), the regional natural park of the Maremma, an unspoiled paradise of many animal species, characterized by a landscape rich in woods and frequent spots;

Coastal Park of Sterpaia (34 km) and Rimigliano (50 km) with crystal clear water and uncontaminated nature.

For lovers of well-being and relaxation, various spas are available such as the spas of Venturina (41 km), Calidario (44 km), Saturnia (80 km) and Sorano (112 km).

For sports lovers, near the villa there are two tennis clubs and the excellent Punta Ala golf course.

MAIN DISTANCES

Grosseto (25 km), Florence (164 km), Pisa (137 km), Siena (99 km), Lucca (156 km), Milan (297 km), Rome (205 km).

Present in the villa

6 seats for cars

Mosquito nets

Pool table

Private pool

External showers

Private garden

Barbecue

Outdoor dining table

Garden lounge area

Dishwasher

Pizza oven

Microwave

TV sat Sky

Wifi

Conditioned air

Washing machine

Fridge

Freezer

Fireplace

GENERAL INFORMATION	OPTIONS	SPECIAL FEATURES	INFRASTRUCTURE
Country Italy	Area 400 m ²	View on the water +	City center 1.5 km
Region Tuscany	External area 5000 m ²	Pool +	Promenade 150 m
City Grosseto	Sleeping places 18	Front line +	Aeroporto 150 km (FLR)
Type Villa/house	Rooms 12	Terrace/balcony +	Medical center 4.5 km
Conditions Agricultural use	Bedrooms 9	Garage/Parking +	Market 2.5 km
Heating Autonomy	Bathrooms 7	Dock -	Fitness club 2.5 km
Energy class G (≤ 175 kWh/m ²)	Floor/Floors 2	Private beach -	Ski resort 100 km
		Panoramic glazing +	Thermal spa resort 65 km
		Private garden +	Sea 150 m
		Common garden -	Restaurant 1.5 km
		Furniture -	Golf Club 2.5 km
		Guest parking +	
		Gym / Spa +	
		Banqueting hall -	
		City center -	
		Ready project -	



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