

Villa Grosseto

Region: Tuscany **Sleeps:** 14

Overview

Villa Grosseto is a stylish seven-bedroom retreat on Tuscany's southern coast, nestled within a private beachfront estate just a short walk from the renowned Roccamare Beach. Surrounded by pine forests, it's an idyllic spot for a relaxed family getaway.

Laid out on a single floor, the villa blends traditional elegance with modern comfort. At its heart is a spacious open-plan living area, featuring plush sofas, a fireplace, and dining space, all opening onto the lush garden for seamless indoor-outdoor living. Two smaller living rooms offer privacy, each equipped with bookshelves and satellite TV, perfect for quiet moments.

The modern kitchen, finished in soft green tones, includes high-end appliances, a breakfast bar, and access to a charming outdoor dining terrace. For indoor meals, guests can gather in the formal dining room.

The seven serene bedrooms, decorated in calming neutrals with sea-inspired blues, each include en-suite bathrooms with showers or bathtubs.

Outside, the beautifully landscaped garden is shaded by fragrant pines and features a private pool, ideal for sunny days. Direct access to the beach offers opportunities for water sports or tranquil seaside strolls.

Just 6km away, the lively town of Castiglione della Pescaia invites exploration, with local shops, restaurants, and traditional Tuscan charm. Guests can also enjoy woodland hikes or boat trips to the island of Elba for a memorable coastal adventure.

Villa Grosseto combines luxury, privacy, and natural beauty, offering the perfect setting for a restful and enriching Italian escape.



Facilities

Chef/Cook Available • Wi-Fi/Internet • Villa • Air-Con • Wow Factor • Maid Service Available • Cots (Cribs) • Pre-Stocked Fridge Available • Breakfast Available • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa (450m2)

Lower Ground Floor

- Double bedroom with en-suite bathroom
- Twin bedroom with bathroom for Staff
- Pantry with two extra fridges
- Laundry room
- Garage for 2 cars

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
- 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 and terrace access
- Bedroom with two twin beds and en-suite bathroom with bath and terrace access

Outside Grounds (20,000m2)

- 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

Additional Facilities

- Wi-Fi connection
- Iron and ironing board
- Baby cot and high chair (on request)



Location & Local Information

Located in southern Tuscany, Grosseto offers a wealth of experiences for families and friends, with easy access to beaches, charming towns, and nature reserves. Villa Grosseto is ideally placed just steps from Roccamare Beach, a Blue Flag-awarded stretch of golden sand and crystal-clear water—perfect for swimming, sunbathing, and seaside fun.

Just 6km away, Castiglione della Pescaia enchants with its cobbled streets, coastal charm, and bustling cafés, shops, and restaurants. Its sandy beaches and historic centre make it a must-visit.

A 30km drive takes you to the city of Grosseto, where ancient walls surround a medieval centre filled with history. Explore the Cathedral of San Lorenzo, stroll through Piazza Dante, visit the Archaeological Museum, and enjoy authentic Tuscan dining.

Nature lovers can roam the pine forests near the villa or visit the Diaccia Botrona Nature Reserve (7km) for birdwatching and peaceful walks. Golf Club Punta Ala (5km) offers lush fairways and stunning views for golf enthusiasts.

For day trips, Follonica (20km) boasts lively beaches, while Piombino (45km) is the gateway to Elba Island, rich in history, nature, and Napoleon-era charm—perfect for an unforgettable coastal adventure.

Local Amenities

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| Nearest Airport | Florence Airport (183 km) |
| Nearest Airport 2 | Pisa Airport (130 km) |
| Nearest Airport 3 | Grosseto Airport (29 km) |
| Nearest Village | Roccamare (350 m) |
| Nearest City | Grosseto (28 km) |
| Nearest Restaurant | Castiglione della Pescaia (5 km) |
| Nearest Supermarket | Eurospin (7 km) |
| Nearest Beach | Spiaggia Roccamare (3 km) |
| Nearest Golf | Punta Ala Golf Club (18 km) |



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 utilities are a mandatory extra fee.
- Please note this property is on request only, please enquire for availability and pricing.

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.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **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. Please note home security devices may be installed at the villa, please enquire for further information. Extra €86 per day for utilities, payable locally.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €1000 per week, payable locally. This is for a standard changeover clean. 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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Not available on this property.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in the rental price.
- **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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** CIN: IT053006C28BWU68HA CIR: 053006LTN1779