

# Villa In Maremma

Region: Tuscany    Sleeps: 4

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## Overview

Nestled amidst the rolling hills of Maremma, where the azure hues of the Tuscan gulf meet the endless sky, lies the enchanting Villa In Maremma. As you step into this idyllic retreat, it feels as though you are entering a haven of tranquillity and timeless beauty.

The interiors of the villa exude a sense of rustic charm, transporting you to a bygone era. The main living space welcomes you with open arms, its open-plan layout seamlessly blending a cosy kitchen, inviting dining area, and a snug living room. Beamed ceilings stretch overhead, while stone walls whisper tales of centuries past. And as evening falls, the crackling fireplace beckons you to snuggle in with a glass of local wine, creating memories to cherish. Two double bedrooms await, each with its own bathroom and independent entrance, offering both comfort and privacy.

Outside, the allure of the sea view beckons, accompanied by the soothing melodies of silence and relaxation. A private garden space invites you to bask in the Tuscan sun, while the shared infinity pool promises refreshing dips and moments of blissful reprieve. For those seeking indulgence, a sauna awaits to melt away stress, while an outdoor Jacuzzi invites you to soak under the stars, letting your worries drift away with the steam. And should you crave further seclusion, an extra private bathroom with a bidet and walk-in shower awaits, just a leisurely stroll from the pool.

While Villa In Maremma offers a sanctuary of serenity, adventure awaits just beyond its doorstep. Rent a car and set off to explore the charming towns of Pancole and Scansano, or venture further to discover the sun-kissed beaches of Argentario, Talamone, and Castiglione della Pescaia. Immerse yourself in the healing waters of



Saturnia Spa, or wander the ancient streets of Etruscan villages, each steeped in history and intrigue.

## Facilities

Chef/Cook Available • Maid Service Available • Wi-Fi/Internet • Air-Con • Villa • Romantic • Rural Location • Instagrammable • Private Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Washing Machine • Dishwasher • Microwave • Coffee Machine • Ground Floor Bed & Bath • TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

Property Licence Number: pending

## Features

### Main Villa(60sqm)

#### Ground Floor

- Open plan kitchen, living and dining room
- Bedroom 1: Double bed
- Bedroom 2: Double bed
- Bathroom

### Exterior(400sqm)

- Shared swimming pool(15mt x 15mt) open approximately from beginning of May to end-September
- Bathroom
- Private garden
- Sun loungers
- Outdoor dining
- Jacuzzi

### Additional Facilities

- Wi-Fi
- Air-conditioning(in all rooms)
- Toiletries
- Small Gym area outside
- Sauna
- Outdoor jacuzzi
- Mosquito nets in all windows





# Location & Local Information

Perched atop the picturesque hills of Maremma in Tuscany, Villa In Maremma offers an unparalleled holiday retreat. Surrounded by the serene beauty of the Tuscan countryside, this idyllic location provides guests with breathtaking views of the sparkling waters of the Tuscan gulf.

Conveniently located near the charming towns of Pancole and Scansano, guests have easy access to essential amenities and local attractions. A short drive away are the sun-drenched beaches of Argentario, Talamone, and Castiglione della Pescaia, perfect for a day of seaside relaxation. For those seeking rejuvenation, the healing waters of Saturnia Spa beckon, while the ancient Etruscan villages of Montemerano, Pitigliano, Sorano, Sovana, and Roselle offer a glimpse into Italy's rich history and culture.

Whether you are yearning for tranquillity amidst nature or eager to explore the wonders of Tuscany, Villa In Maremma provides the perfect base for an unforgettable holiday experience.

## Local Amenities

Nearest Airport	Fiumicino-Roma (164km)
Nearest Airport 2	Florence (172km)
Nearest Airport 3	Pisa (175km)
Nearest Restaurant	(4km)
Nearest Village	Scansano (6km)
Nearest Supermarket	(6km)
Nearest Train Station	Grosseto (24km)



Nearest Town/City	Grosseto (24km)
Nearest Tennis	(6km)
Nearest Golf	Terme di Saturnia Golf (30km)
Nearest Bar/Pub	Pancole (2km)

## What we love

- Enjoy stunning vistas of the Tuscan gulf from the villa's serene location atop the hills of Maremma
- Indulge in the sauna, outdoor Jacuzzi, and private infinity pool, offering moments of blissful reprieve
- Explore nearby towns, beaches, and historic villages, immersing yourself in the beauty and culture of Tuscany
- The interiors of the villa exude a sense of rustic charm, transporting you to a bygone era

## What you should know...

- In the spring-summer period, important classical music and jazz events are organized in the most evocative places such as castles, amphitheatres and marble quarries.
- Weddings, stag/hen parties and any special events are not allowed.
- 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- The delightful pool is not fenced. Therefore children need to be supervised at all times.
- Please note home security devices may be installed at the villa, please enquire for further information.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection
- **Arrival time:** 4 p.m.
- **Departure time:** 10 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager. The delightful pool is not fenced. Therefore children need to be supervised at all times. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €100 , 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?:** No.
- **Minimum stay:** 6 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately from beginning of May to end-September. 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.
- **Property Licence Number:** CIN: IT053023C2QI5ZLJHS