

# Villa In Maremma

Region: Tuscany Sleeps: 6

## Overview

Villa In Maremma is a relaxing retreat designed for those seeking comfort, character, and a true taste of Italy. It is an independent villa from the main house with the possibility of renting two additional rooms in the main house. Surrounded by countryside beauty, this villa offers rustic charm with a contemporary touch.

Inside, the open-plan living area brings together a cosy lounge, kitchenette, and dining space, enhanced by beamed ceilings and stone walls that tell stories of another era. The fireplace adds a warm glow on cooler evenings, perfect for enjoying a glass of local wine. Two double bedrooms, each with an en-suite bathroom and private entrance, provide comfort and privacy in equal measure.

Outside, a private garden invites sunbathing and alfresco dining, while the shared infinity pool overlooks the serene landscape. Guests can indulge in the sauna or soak in the outdoor Jacuzzi under the stars. A separate bathroom with walk-in shower and bidet near the pool offers added convenience.

While the villa offers complete serenity, the surrounding region tempts with adventures. Rent a car and explore nearby villages like Pancole and Scansano, or enjoy a day trip to the beautiful beaches of Argentario, Talamone, and Castiglione della Pescaia. For wellness seekers, the thermal waters of Saturnia Spa are close by, and history buffs can wander the ancient streets of Etruscan towns steeped in heritage.

## Facilities

Romantic • Walking/Hiking Paths • Horse Riding • Air-Con • Historical Sites • Ideal for Kids • Wine Tasting • Cycling • Wellness • Villa • Has Discount • Ideal for Teens • Special Offer • Maid Service Available • Pets on Request • Chef/Cook Available • Ground Floor Bed & Bath • Shared Pool • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Sauna/Steam • Working Fireplace/Woodburner • Heating • Fenced Grounds



# Interior & Grounds

## The Villa (60sqm)

### Ground Floor

- Open plan kitchen with fridge, freezer, microwave, coffee maker, toaster, gas cooker and dishwasher
- Living and dining room
- Bedroom 1: Queen bed
- Bedroom 2: Queen bed
- Bathroom

## Outside Grounds (400sqm)

- Shared swimming pool (15m x 15m; depth 1.4m) open approximately from beginning of May to end-September
- Bathroom
- Private garden
- Sun loungers
- Outdoor dining
- Hammock
- Jacuzzi
- Sauna
- Parking

## Additional Facilities

- Wi-Fi
- Air-conditioning (in all rooms)
- Heating
- Small Gym area outside
- Hairdryer
- Washing machine and dryer
- Iron
- TV
- Fireplace



# 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 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	<b>Fiumicino-Roma (164 km)</b>
Nearest Airport 2	<b>Florence (172 km)</b>
Nearest Airport 3	<b>Pisa (175 km)</b>
Nearest Bar/Pub	<b>Scansano (5km)</b>
Nearest Beach	<b>Spiaggia Marina di Grosseto (39 km)</b>
Nearest City	<b>Grosseto (23km)</b>
Nearest Golf	<b>Terme di Saturnia Golf (30km)</b>
Nearest Restaurant	<b>Pancole (Within walking distance)</b>
Nearest Supermarket	<b>Scansano (6km)</b>
Nearest Town	<b>Scansano (5km)</b>
Nearest Train Station	<b>Grosseto (24km)</b>



Nearest Village

**Pancole**  
(Located within the village)

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## 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.
- The delightful pool is not fenced so children should be supervised at all times.
- The main house is located 30 metres away from the villa where the owners stay to address any questions during your stay.
- Please note that the pool is shared with the owners.

# 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. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **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. <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information. <br> The main house is located 30 metres away from the villa where the owners stay to address any questions during your stay. Please note that the pool is shared with the owners.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €100, payable locally in cash. 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 person 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.