

# Maremma Farm House

Region: Lazio Sleeps: 11

## Overview

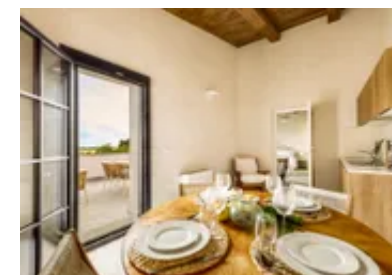
Nestled between Lazio and Tuscany, just 800 metres from the sea, Maremma Farmhouse is a relaxing countryside escape where rustic charm meets modern comfort. Originally an overgrown farmhouse discovered by two brothers during the height of 2020, it has been lovingly restored to offer a calm, authentic retreat without losing its character. The villa is divided into two stylish apartments, each with two bedrooms, bathrooms, and open-plan living areas, ensuring both privacy and conviviality for families or groups of friends.

Inside, light-filled rooms combine natural tones, traditional textures, and contemporary furnishings, creating a warm yet elegant feel. Step outside and the farmhouse truly comes to life: a private swimming pool with a separate paddling pool invites lazy summer days, while expansive gardens dotted with olive trees and patios provide the perfect setting for outdoor meals and gatherings. The dependence, cleverly reimagined as a cosy lounge with optional extra sleeping space, adds flexibility and charm.

With sandy beaches a short stroll away, vineyards and medieval villages nearby, and a tranquil countryside setting, Maremma Farmhouse is the perfect base to reconnect with nature, discover local traditions, and share simple, memorable moments.

## Facilities

Boat Trips • Historical Sites • Watersports • Villa • Ideal for Kids • Air-Con • Wine Tasting • Private Pool • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • Walk to Beach • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Electric Car Charger • Smart TV • Heating • New Villas 2025 • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Babysitting Available



# Interior & Grounds

## Accommodation

### Ground Floor

- Bedroom 1: Double bed, ensuite bathroom
- Bedroom 2: Double bed, ensuite bathroom
- Open plan kitchen with nespresso machine, dishwasher, oven, microwave, fridge, freezer and kettle
- Living and dining area

### First Floor

- Bedroom 3: Double bed, ensuite bathroom
- Bedroom 4: Double bed, ensuite bathroom
- Open plan kitchen, living and dining area

### The Dépendance

- Multi-purpose lounge with double sofa bed
- Bathroom

## Outside Grounds

- Private swimming pool (8x4m, depth 1.4m)
- Paddling pool (4x2m)
- Sunbeds, deckchairs and umbrellas
- Outdoor shower
- 70 sqm patio with dining table (10 seats)
- Outdoor kitchen with BBQ
- 22 sqm terrace (accessed from the first-floor apartment)
- Two porches on the ground floor (each 22 sqm, one covered, one uncovered)
- Fully fenced 3,500 sqm garden
- Parking for up to 10 cars
- 2 electric vehicle charging points

## Facilities

- Wi-Fi
- Air conditioning
- Heating
- Smart TVs
- Hairdryers
- Washing machine
- Iron and ironing board



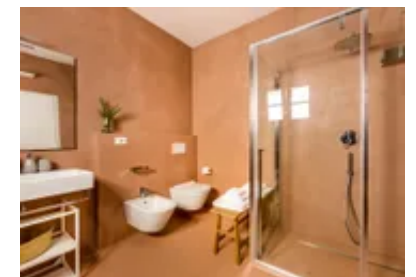
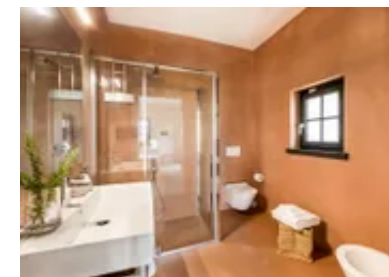
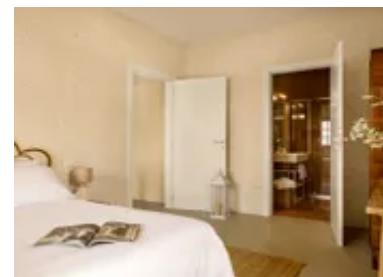
# Location & Local Information

Maremma Farmhouse sits on the cusp of Lazio and Tuscany, surrounded by rolling fields, olive groves, and pine trees, with the sea just a ten-minute walk away. The area is celebrated for its unspoilt beaches, natural reserves, and the rugged beauty of Monte Argentario. From the villa, you can set off on countryside walks or enjoy quiet mornings exploring nearby villages, where local trattorias serve regional specialities and wines.

The wider Maremma region is rich in history, from Etruscan ruins to medieval hill towns, and offers outdoor pursuits such as horse riding, hiking, and coastal boat trips. Families will find both cultural attractions and natural adventures close at hand. Whether you're sampling wines at a local vineyard, wandering cobbled streets, or watching the sun dip into the Tyrrhenian Sea, the farmhouse's location strikes a balance between seclusion and access to authentic Italian experiences.

## Local Amenities

Nearest Airport	<b>Leonardo da Vinci International Airport</b> (115km)
Nearest Airport 2	<b>San Francesco d'Assisi Airport</b> (167km)
Nearest Bar/Pub	<b>Pescia Romana</b> (3km)
Nearest Beach	<b>Marina di Pescia Romana</b> (1km)
Nearest City	<b>Grosseto</b> (66km)
Nearest Golf	<b>Argentario Golf</b> (35km)
Nearest Restaurant	<b>Marina di Pescia Romana</b> (1km)
Nearest Supermarket	<b>Pescia Romana</b> (3km)
Nearest Village	<b>Pescia Romana</b> (3km)



## What we love

- A farmhouse that blends Tuscan–Lazio charm with modern, homely interiors.
- A private pool and paddling pool set in a large garden of olive and pine trees.
- Outdoor kitchens, terraces, and shaded patios ideal for al fresco dining.

## What you should know...

- The dépendance is currently being redesigned and may differ from new photos until Christmas 2025.
- Garden maintenance is carried out weekly; guests are kindly asked to allow access.
- There are two electric vehicle charging points, activation is on request, for an additional fee.
- Whilst the nearest beach and restaurant are within walking distance, please note that there is no pedestrian path.
- Maremma Farmhouse can comfortably sleep up to 11 guests. 8 guests are accommodated in the four double bedrooms. A further two guests can be accommodated in the dependence on the double sofa bed. An extra single bed can be added to one of the rooms at an extra cost to accommodate the eleventh guest. Furthermore, two cots are also available on request.

# 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:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Yes, up to 2 small dogs are allowed on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €275, 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?:** Outside only.
- **Other 2:** Please note home security devices may be installed at the villa, please enquire for further information.
- **Minimum stay:** 2 nights.
- **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?:** 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.