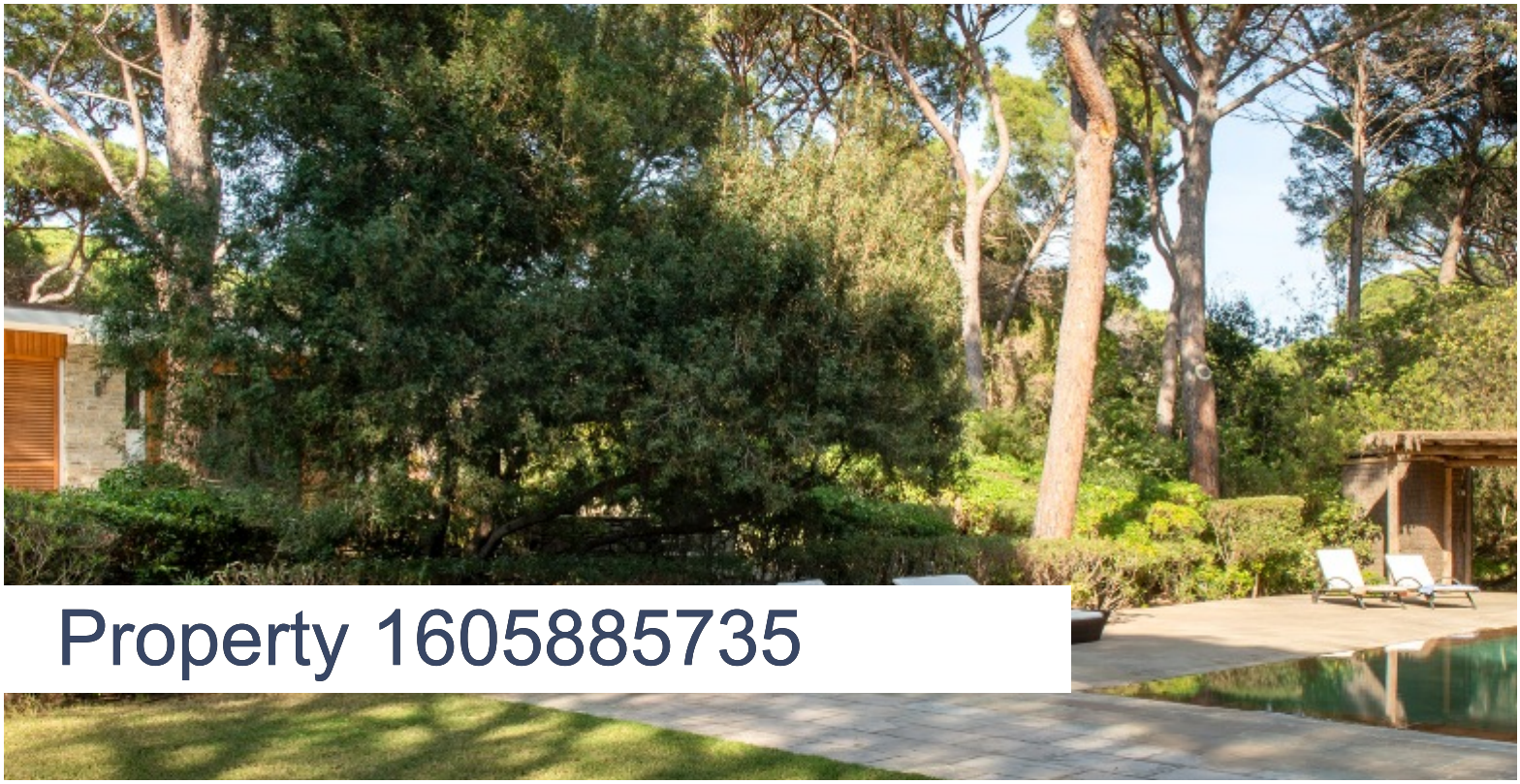


Property 1605885735



Number of beds: 14
Bedrooms: 7

Private Beach Access

To reach the beach, the path is approximately 150 metres long. The first part of the path is private, while the second part is an internal road within the Pineta di Roccamare consortium.The beach is equipped with a hut featuring a shaded reed roof, 4 sun loungers, and a wooden table. There is also a hut used as a storage area/changing room.Access to the beach is restricted and not permitted to outsiders, except for other owners of the neighbouring villas.

Pets Allowed

Only small dogs are allowed, at no extra cost.

Air Conditioning Throughout

Not included in the price, a weekly utility fee is to be paid as an extra.

Air Conditioning In The Bedrooms

Not included in the price, a weekly utility fee is to be paid as an extra.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The villa is located in Maremma, an area rich in wineries producing DOC Bolgheri and Maremma wines.

The Villa is Less Than 15 km From a Golf Course

The villa is located a few kilometres from the Punta Ala Golf Club, as well as the Argentario Golf Club and the Toscana Golf Club in Gavorrano.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

7 bedrooms, including 6 double bedrooms and 1 twin bedroom.In addition to the 7 guest bedrooms, there are 2 staff bedrooms in the basement reserved for villa staff for guests' personnel (1 double bedroom + 1 twin bedroom). All double bedrooms feature beds measuring 180 × 190 cm. Mattress height: 25 cm.

Nearby

The villa is located approximately 5 km from the centre of Castiglione della Pescaia, where all essential services can be found.

 Parking Space

Two car garages plus a parking area for six vehicles. Included in the price.

 Swimming Pool

5 x 10 m.Depth: 1,50 m.

 Heating

Heating via convectors. Not included in the price, a weekly utility fee is to be paid as an extra.

High Chair

Smart TV

 Satellite TV

 Countryside View

 Wi-Fi

Insect Screens

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa I Gerani is 129 km from Pisa Galileo Galilei Airport, 174 km from Florence Amerigo Vespucci Airport, and 196 km from Rome Leonardo da Vinci Airport. Castiglione della Pescaia is 5 km from the villa, Punta Ala is 18 km, Follonica is 18 km, Marina di Grosseto is 18 km, Grosseto is 25 km, Vetulonia is 28 km, Piombino is 44 km, Maremma Regional Park is 44 km, Magliano is 62 km, Orbetello is 78 km, Saturnia Hot Springs are 82 km, Porto Ercole is 84 km, Capalbio is 86 km, and Siena is 101 km.

FEATURES

- 7 Bedrooms (6 Double Bedrooms and 1 Twin Room)
- 7 En-Suite Bathrooms
- Staff Bedrooms on the Lower Ground Floor (1 Double, 1 Twin)
- Swimming Pool
- Paved Poolside Area with Sun Loungers
- Fully Equipped Kitchen Connected to the Living Area
- Living Room with Direct Access to the Patio
- Dining Room with French Doors to the Garden and Patio
- TV Room
- Private Garden
- Front Terrace with Geraniums
- Large Rear Patio (Partly Covered and Shaded by Pine Trees)
- Outdoor Living Areas
- Outdoor Dining Area
- Private Path to the Beach
- Sun Loungers Reserved for Villa Guests
- Private Beach Tent and Bungalow
- Laundry Room





DESCRIPTION

Property 1605885735 - ROCCAMARE

7 Bedrooms

Location and Surrounding Area
Nestled in the enchanting pine forest of Castiglione della Pescaia, within the area of Roccamare, Property 1605885735 enjoys a truly exceptional setting. Surrounded by fragrant Mediterranean vegetation and immersed in the tranquillity of the coastal woodland, the villa offers a rare sense of privacy and harmony with nature. Just moments from the sea, it benefits from the unique atmosphere of this protected pinewood enclave, where the sound of the waves and the scent of pines create an effortlessly luxurious coastal retreat.

The villa enjoys a privileged position close to the elegant seaside town of Castiglione della Pescaia, one of the most refined destinations on the Tuscan coast. Its charming historic centre rises above the sea, crowned by a medieval fortress and offering panoramic views over the Tyrrhenian coastline. The town is known for its vibrant marina, boutique-lined streets, and excellent seafood restaurants, making it an ideal place for relaxed evening strolls and fine dining by the sea.

A short drive inland leads to the extraordinary natural landscapes of the Maremma Regional Park, one of Tuscany's most important protected areas. Here, untouched wetlands, wild beaches, and Mediterranean scrub create a paradise for nature lovers, hikers, and birdwatchers. The park's dramatic scenery offers a striking contrast to the refined coastal lifestyle, providing endless opportunities for exploration, outdoor activities, and immersive encounters with Tuscany's most authentic natural environment.

The surrounding area is also rich in history and cultural heritage, with fascinating Etruscan sites such as Vetulonia offering a glimpse into the region's ancient past. Along the coast, elegant seaside resorts such as Punta Ala and the relaxed beaches of Marina di Grosseto provide further opportunities for leisure, sailing, and seaside dining. Together, these destinations create a captivating blend of nature, history, and coastal elegance, all within easy reach of the villa.

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The Property
Immersed in the wonderful pine forest of Roccamare, Property 1605885735 provides the perfect retreat for those seeking complete privacy and relaxation on the Tuscan coast. Surrounded by a lush private garden, this elegant villa is just a few steps from one of the most beautiful beaches in Tuscany. Recently renovated, Property 1605885735 can accommodate up to 14 guests, featuring 7 bedrooms (6 double bedrooms and 1 twin room), all complete with en-suite bathrooms.

Located in the exclusive pinewood forest of Roccamare, whose private park is fenced and supervised by a keeper, the villa boasts a terrace filled with geraniums at the front, while at the back you will find a large patio, partly covered and shaded by pine trees, arranged with two living areas complete with comfortable sofas, a barbecue, and a large dining table. This elegant villa also boasts an exceptional swimming pool and a paved poolside area furnished with comfortable sun loungers, inviting guests to unwind.

From the beautiful garden surrounding the property, a private path leads directly to the beach, which is equipped with sun loungers for the exclusive use of the villa's guests. A tent and a private bungalow are

available on the beach. Thanks to its clear and clean waters, the beach has been awarded the prestigious European Blue Flag recognition for several years. Access to the beach is not permitted to outsiders, except for other owners of neighbouring villas.

Property 1605885735 has been completely renovated in a modern style and can accommodate up to fourteen guests in seven bedrooms: six double bedrooms and one twin room, all located on the ground floor. All bedrooms feature access to the outdoor areas and en-suite bathrooms (four double bedrooms have an en-suite bathroom with shower; two double bedrooms have an en-suite bathroom with both bathtub and shower; and the twin room has an en-suite bathroom with both bathtub and shower).

The entrance to the main level opens into a living room with direct access to the patio, a dining room with French doors leading to part of the garden and the patio. The kitchen is also connected to the living area and has access to an outdoor dining area. On this floor, you will also find a TV room. Two additional bedrooms (a double bedroom and a twin room, one with an en-suite bathroom with a bathtub and shower) are available for guests' staff and are on the lower ground floor. These rooms are not available for guests.

PHOTOS























































































