

# Casa Fiastrone

Region: Le Marche **Sleeps: 14**

---

## Overview

This glorious country house in the depths of the Italian countryside, set against a breath-taking backdrop of the magnificent Sibillini Mountains, offers a superb holiday-home full of comfort, beauty and invigorating views.

A winding country lane delivers you to the front door of this charming home, weaving its way through the foothills of the Apennine mountain range in a whirl of old oak forests and deep green fields. The living areas are delightfully spacious and airy, with classic open doorways and large wooden-framed windows. There is a casual seating area with two comfortable sofas around a large fireplace, perfect for gathering the group on the cooler winter evenings. A dining table sits alongside the kitchen whilst a second dining table can be found on the veranda, where you can enjoy a refreshing alfresco meal in the clean, crisp country air. The kitchen is all any budding chef could dream of, with a fantastic set of equipment and even a large central island creating plenty of space for all to cook up a storm!

Upstairs, the six fabulous bedrooms all possess their delicate charm, four with en suite facilities while on the second floor there is one bathroom shared between two bedrooms. The annexe, with a separate kitchen, an en-suite double bedroom and living area and private entrance, is perfect for those seeking a little more privacy and is also suitable for those with disabilities.

The exterior facilities are undoubtedly a highlight of the wonderful villa. 1.5 hectares of private land provide the perfect space for all to explore, from energetic children to those looking for a calming stroll in the warm glow of the evening or relax with a glass of wine on an Adirondack chair overlooking the beautiful mountain sunset. The shimmering private pool is an idyllic spot in which to switch off and enjoy only the tranquil sounds of the beautiful Le Marche countryside. Fire up the barbecue and get the party started!

## Facilities

Great Value • **Recommended** • **Exclusive** • Private Pool • Heated Pool  
• Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Satellite TV • Table Tennis • Heating • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Casa Fiastrone is a beautiful traditional Italian Farmhouse with private pool and views over the Le Marche countryside. In the main house there are 6 bedrooms and 5 bathrooms - 4 en-suite and the 5th bathroom shared by the remaining two bedrooms. In addition, there is a separate cottage with a small kitchen, double bedroom and bathroom suitable for disabled guests.

### Ground Floor

- Open plan design including a state-of-the-art, modern kitchen, spacious dining area, sitting room with an elegant fireplace and two comfortable sofas.
- Fully equipped kitchen with central island unit boasting lovely black granite top, electric oven with rotisserie, gas hob with extractor, large fridge/freezer, coffee/espresso maker, dishwasher and microwave oven
- Sun room
- Utility room with washing machine, ironing equipment, indoor drying rack and tumble dryer
- WC with heated towel rail

### First Floor

- Sitting room with TV and fantastic views across the countryside
- Double bedroom with en-suite bathroom
- Double bedroom with en-suite bathroom
- Double bedroom with en-suite bathroom

### Second Floor

- Double bedroom
- Bedroom with one set of bunk beds
- Bedroom with double bed and en suite bathroom
- Bathroom with bath, shower and WC

### Annexe Cottage

- Double bedroom and en-suite bathroom with disabled access
- Equipped kitchen
- Sitting area

## Outside Grounds

- Fenced-off poolside area with private 11m x 5m swimming pool, surrounded by sun loungers and umbrellas (deep end is 6ft thus perfect for snorkeling)



- Large west-facing veranda
- Terrace with garden furniture
- Full size table-tennis
- Barbecue area
- Several relaxation corners with hammocks or seats

#### **Facilities**

- WiFi
- Air-conditioning (in all bedrooms)
- Heating
- TV
- Solar Panels

## Location & Local Information

Just 1km from the local village and a stone's throw from hiking, biking, horse-riding and many more adventure opportunities, you could not be better placed to appreciate the landscape for which Italy is famous! Shops, bars, supermarkets and of course wine-tasting are within a short drive of the property.

Sitting low in the foothills of the Central Apennines, the 'Wild Heart of Italy', Casa Fiastrone is in the perfect location for nature-lovers and active groups. Depart from the front door and make your own adventures through the fragrant, winding valley and along the mountain paths. Each turn will bring you to a new experience, perhaps a medieval hamlet or a surprise panorama over the hills, as you delve deeper into the history and beauty of Italy's most glorious natural landscape. Le Marche is known for its Verdicchio wines and its prized black and white truffles and the beaches of the Adriatic are only half an hour away - no wonder Le Marche came second the Lonely Planet's 2020 best places to visit in the world!

At the junction where Le Marche, Emilia-Romagna, Umbria and Tuscany meet, four of Italy's exquisite central regions, the diverse natural landscape encompasses sandy coves and limestone cliffs on the coastline and olive groves and vineyards inland. Medieval cities and villages dissect a vibrant, diverse countryside sprinkled with fortified hilltop settlements, rich in history and modern wonders alike.

Such a perfect location between four of Italy's most fascinating regions ensures an ideal base for exploring central Italy and the delicate charm of the 'birthplace of Western society'. Experience not only the rich history and culture but of course the gastronomy for which the Italian's are famous! Tuscany is of course a famous wine-producing region and Emilia-Romagna is in fact the birthplace of balsamic vinegar, while this central region is famous for its use of pork products in cooking and of course the coastal regions are famous for their fish!

Italy is in fact home to the greatest number of UNESCO World Heritage Sites in the world. With such an ideal central location, you couldn't be better placed to get out and explore some of these breath-taking sites, with world-famous art, monuments and historical sites dispersed throughout the country! More modern delights, including its thriving fashion industry and famous luxury sports cars and motorbikes, as well as sublime natural wonders, including the Alps and Apennines and the extensive captivating coastline, put Italy a cut above the rest.



## Local Amenities

|                    |   |
|--------------------|---|
| Nearest Airport    | <b>Aeroporto delle Marche - Ancona<br/>(100 km)</b>                   |
| Nearest Airport    | <b>Aeroporto Internazionale dell'Umbria -<br/>Perugia<br/>(90 km)</b> |
| Nearest Town/City  | <b>Tolentino<br/>(8km)</b>  |
| Nearest Village    | <b>Camporotondo di Fiastrone<br/>(1 km)</b>                           |
| Nearest Shop       | <b>Shops and supermarkets<br/>(8 km)</b>                              |
| Nearest Restaurant | <b>Cafes and restaurants<br/>(1 km)</b>                               |

## What Oliver loves...

- Settle in to one of the many sun loungers on the poolside and enjoy a view to the Sibillini Mountains National Park in the distance
- The cosy living areas are the perfect place to relax after a day exploring the area
- With five en-suite, utterly delightful bedrooms and even a totally separate annexe cottage, you can ensure maximum comfort and privacy throughout your stay

## What you should know...

- With renovations taking place, watch this space for new photos in 2022.
- Naturally the villa is remote, which is very popular with those seeking to escape the hectic action of modern life.
- While the annexe has a bathroom suitable for a wheelchair, the main building does not have disabled access.

# Terms & Conditions

- Security deposit: €750 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Included in the rental price
- Linen & towels included?: Linen & towels included in the rental price
- Pets welcome?: Not allowed.
- End of stay cleaning included?: Extra €400, payable locally. However, 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?: Strictly no smoking inside the villa.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Minimum stay: 7 nights.
- Tax: Included.
- Internet access?: Wi-Fi connection included.
- Changeover day: Sunday (May to October) or flexible during all other periods.
- Other Ts and Cs: 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.
- 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.
- Pool heating charge?: Included in rental rate, available June - September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.