

# Villa Rossana

Region: Le Marche Sleeps: 10

## Overview

Offering total peace, tranquility and relaxation in a picturesque setting close to the heart of a quiet village within the Le Marche region is Villa Rossana. This modern holiday home comes with everything you could need for a comfortable stay, with luxurious features and zen-style decor and facilities making it even easier to unwind. The views over the rolling hills that surround Villa Rossana are simply spectacular, with plenty of outside space to make the most of the idyllic scenery.

All of the rooms are beautifully finished, with quality furnishings and high attention to detail. A selection of design pieces and a large collection of Far East art and antiques put a unique stamp on Villa Rossana. There's also a restful feel throughout, making this the perfect place to get away from it all.

The open-plan living/dining space is one of the most laidback places, with a comfortable sofa and a television for spending time with the family or group of friends. Up to eight guests can enjoy meals at the classic wood dining table, with doors opening into the outside space for evenings under the stars. The kitchen is fully-equipped to a semi-professional grade, so budding chefs can try out new recipes to their heart's content!

The four spacious double bedrooms have a beautiful en-suite bathroom and a private outdoor seating area each for an exclusive feel. On offer to all guests is the stunning yoga studio with clear views over the hills creating an even greater sense of calm.

Step outside into the extensive and beautiful outside space, with a choice of terraces on which to enjoy al fresco meals and drinks. Evenings spent as the sun sets behind the hills make for truly unforgettable experiences. The star of the show is the large, private swimming pool that's surrounded by sun loungers. Lawned areas of the garden give you your very own slice of the Le Marche countryside.

With this lush countryside on your doorstep, one of the most enjoyable activities is to get out exploring the hills on hikes and bike rides. For even more exciting trails to follow, drive around 90 minutes to Monti Sibillini National Park.

There are also many picturesque villages and towns to discover, giving you the chance to soak up traditional culture and cuisine. One of the most-visited is Ascoli Piceno, which is famous for its honey-coloured limestone buildings



and is an hour's drive from the villa. The Adriatic Coast, with beaches at San Benedetto del Tronto and Grottammare, is only 45 minutes away by car.

## Facilities

Wellness • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • BBQ • All Bedrooms En-Suite • TV • Bicycles Provided • Working Fireplace • Heating • High Chair(s) • Watersports • Rural Location • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa interiors (4843 sq. ft)

### Ground Floor

- Large open-plan living/dining area with comfortable sofa, TV, fireplace and dining table for 8 guests. Patio doors open into the outside space.
- Semi-professional kitchen equipped with dishwasher, fridge, stove, oven, microwave, grill, coffee maker, toaster. Central island with seating.
- Two double or twin bedrooms with en-suite bathrooms and private outdoor seating areas

### First Floor

- Two double or twin bedrooms with en-suite bathrooms and private outdoor seating areas
- Yoga studio with doors opening onto a balcony terrace with countryside views

### Basement

- Utility room
- WC

## Outside grounds

- Private swimming pool (15m x 4m)
- Sun loungers and parasols
- Garden
- Dining table and chairs for 8 guests
- Comfortable seating area
- Parking
- Exterior lighting

## Facilities

- Wi-Fi
- Air-conditioning in all bedrooms
- Heating
- Fireplace
- TV
- Washing machine and tumble dryer
- Iron and ironing board
- Hair dryer
- 8 professional mountain bikes
- BBQ



- Outdoor pizza oven

## Location & Local Information

The glorious Le Marche countryside is just moments away from Villa Rossana, so make the most of it by going on long hikes and bike rides. Discover rolling fields, ancient landmarks and sleepy villages as you go. The nearest village is just a short drive away and is where you can find a couple of restaurants, a small supermarket and a post office.

The hilltop town of Fermo (20km) is just a 20-minute drive from the villa. It overlooks the Tenna River and the lush countryside that surrounds it. The town boasts many ancient architectural sites to visit, such as the well-preserved Roman cisterns with modern museum. There's also Fermo Cathedral and Piazza del Popolo. The latter is a great place for taking a break at a terrace café and enjoying a bit of people-watching. There's also a beach at Lido di Fermo, which is just a 15-minute drive from the town centre.

Sandy beaches along the Adriatic coastline are easy to reach too. Those at Grottammare (40km) and San Benedetto del Tronto (46km) are some of the most popular and are both around a 45-minute drive from the villa. Hire sun loungers and relax on golden sand, swim in the clear sea and try a range of watersports, such as surfing and boating.

An hour's drive away is beautiful Ascoli Piceno (48km), with its famous honey-coloured limestone buildings. Picturesque squares buzz with activity and atmosphere, with elegant Piazza del Popolo being home to 13th-century Palazzo dei Capitani del Popolo. Head to the other main square, Piazza Arringo, where there's a cathedral with a fascinating crypt to walk around.

You can reach stunning Monti Sibillini National Park (100km) in around 90 minutes by car. Go hiking through beautiful landscapes and raft through dramatic gorges on the Nera river.



## Local Amenities

Nearest Airport	<b>Ancona (90 km)</b>
Nearest Airport 2	<b>Perugia (150 km)</b>
Nearest Village	<b>(800 m)</b>
Nearest Town/City	<b>Fermo (20 km)</b>



Nearest Restaurant	<b>(650 m)</b>
Nearest Beach	<b>(27 km)</b>
Nearest Supermarket	<b>(450 m)</b>

## What Oliver loves...

- The rural setting of the villa, set within lush, rolling countryside
- Great additional features, such as the yoga studio, yoga mats in most rooms and the private outdoor seating area for each bedroom
- The extensive outside space, with beautiful garden, private swimming pool and stunning hillside views
- Countryside walks and biking paths are right on your doorstep

## What you should know...

- Two of the bedrooms are also available as triple bedrooms
- Some areas of the garden are sloping, so take care with younger children
- This place is a *'holiday retreat away from it all'*, so a car is essential for making the most of this beautiful area

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, including pool towels (changed on request).
- Pets welcome?: Not allowed.
- Changeover day: Saturday in June, July, August and beginning of September, any day rest of the year.
- End of stay cleaning included?: Yes. 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?: 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 in high season, 2 nights rest of the year.
- Heating costs included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€3 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi connection included.