

Domus Piperita

Region: Emilia-Romagna Sleeps: 8 - 10

Overview

Domus Piperita is located near Italy's East coast. This beautiful region is one of the country's best-kept secrets and is home to some amazing towns, cities and beaches. When staying here, you are also perfectly placed for visiting the neighbouring independent republic of San Marino.

The spacious, recently built villa is set on a hillside amidst oak trees and farmland creating a breath-taking panorama to look out on. As you enter the home, you will find yourself in a vast portico room lined with large windows overlooking the garden and surrounding scenery, ideal for enjoying a special meal. Though the villa is relatively new, the owners have taken care to use local materials such as oak beams, and there is a mixture of antique and contemporary furnishings. Additionally, on this floor, you will find a comfortable living room, a fully-fitted kitchen and one of the double bedrooms with an en-suite bathroom.

Heading upstairs, you can choose from a further three bedrooms, one of which has twin beds. All of the bedrooms are spacious and decorated to the highest standard and have either an en-suite or adjacent bathroom. There is also the option of hiring the fantastic spa room on the lower-ground floor if you wish to. With a steam room, Turkish bath, jacuzzi and relaxation areas, this is a fab addition to the house and the perfect place to unwind and recharge after a busy day of sightseeing.

The garden of Domus Piperita is an idyll, enveloped by country views. You can even see Mount Titano, which is in nearby San Marino, from the grounds. The gated landscaped gardens are filled with lush planting, dining areas and a large private pool. You will also find outdoor canopy beds and hanging Egg chairs, plenty of little spots to enjoy a good book in the sun.

When you need to stock up on some supplies or grab a bite to eat, the nearest village is just 2km away. There are many more shops, cafes and restaurants in San Marino, which is just a 10km drive from the villa and is really handy to have so nearby. San Marino is not part of Italy and is a small independent country, so you get to visit two countries in one holiday and discover the cuisines and cultures of both! There is no passport or border control to contend with so travelling to San Marino is as simple as driving into another city. On top of shops and restaurants, there is lots to see and do in San Marino, a charming historical place that is the world's oldest republic and has been settled since around 300 AD. Learn about its fascinating history at the



imposing hilltop castle, home to a museum and exhibitions.

Domus Piperita is also well-located for exploring more of the Le Marche and Emilia Romagna regions. Rimini and Riccione, for example, are both under 30km away by car, and each has an array of beaches, shops, restaurants, historic attractions and brilliant nightlife.

*** Please note the property is positioned close to Emilia Romagna but is actually located in Le Marche***

Facilities

Private Pool • Child-Safe Pool • Ideal for Babies & Toddlers • Ideal for Kids
• Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub
• <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite
TV • Spa/Massage • Sauna/Steam • Cot(s) • High Chair(s) • Rural
Location • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &
Villages • Historical Sites

Interior & Grounds

Villa Interior (500sqm)

Lower Ground Floor

- Spa area with steam room, jacuzzi, Turkish bath and bathroom with shower, sink and WC (available to guests on request, please refer to T&Cs for full details.)

Ground Floor

- Large glazed portico with fire pit and dining and seating areas
- Living room with sofas, TV, sound system and fireplace
- Bathroom with shower
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, blender, kettle and coffee maker
- Additional smaller kitchen
- Bedroom with double sized bed and en-suite bathroom with shower, sink, WC and bidet

First Floor

- Bedroom with double sized bed and en-suite bathroom with shower, sink, WC and bidet
- Bedroom with 2 single beds with en-suite bathroom with shower, sink, WC and bidet
- Bedroom with double sized bed
- Bathroom with shower, sink, WC and bidet

Outside Grounds (3000sqm)

- Fenced swimming pool (7m x 14m, 1.4m deep) open approximately mid-May to end-September
- Gated landscaped gardens
- Outdoor canopy beds
- Sun loungers
- Tree sheltered al-fresco dining table seating 16 guests
- Barbecue
- Parking

Facilities

- Wi-Fi
- Air-conditioning
- TVs
- Music system
- Washing machine



- Iron and ironing board
- Hairdryers

Location & Local Information

Domus Piperita is nestled amongst oak woodlands and rolling hills close to the expansive coastline in the East of Italy. Rurally located and yet within easy reach of San Marino, Rimini, Riccione and plenty of beaches, this home is the perfect base for exploring this diverse area.

Le Marche, where the villa is located, and neighbouring Emilia Romagna are regions that are well-known for their long coastlines made up of gorgeous sandy, family-friendly beaches. The closest beach to the house is Playa del Sol in Riccione, which is 24km away. This beach has plenty of sun loungers and jacuzzis, and pools if you are not keen on swimming in the sea. There are many quieter beaches too, such as Cattolica, which is just 3km further down the coast. Cattolica is a long, blue-flag beach with soft sand and clear water, which is often less crowded than some of the others in the heart of the town.

There is lots more to experience along this stunning coastline; visit the city of Rimini, which is 27km away, to see Roman monuments, museums and ancient churches. Make sure to cross the impressive Ponte di Tiberio bridge, which was built 2000 years ago and visit the lovely Italia in Miniatura, a unique attraction with almost 300 models of famous Italian buildings and landscapes.

Riccione, 24km from the villa, is another fantastic place to visit, and there is something for everyone to enjoy here. Whether you want to have a day of adventure at Aquafan, one of the biggest waterparks in Europe or if you would prefer to visit one of the art galleries and do some shopping, you will find it all in Riccione. After a day at the beach, tuck into a Piadina at a beach-side kiosk as the sun goes down and soak up the atmosphere over a glass of wine.

Riccione and Rimini both come alive in the evening and are home to some of the best nightlife in Italy. Under 30km away, you can discover a wealth of nightclubs and event spaces ranging from huge venues, such as Baia Imperiale and Cocoricò, to the smaller, beach facing clubs like Samsara and Mojito beach. Whether you are looking for somewhere to dance the night away with friends or just fancy a chat over a good cocktail, there is something to suit all tastes for an evening out in this area before heading back to the peace and quiet of the villa in a taxi.



It would be a shame to visit this region without spending a day or two getting to know the little neighbouring country of San Marino, which is just 10km away from the villa. The nearest shops and eateries to the house are located here, but there is so much more to see than just the amenities. The public palace, the three towers of the impressive castle and liberty square are just a few of the sights you can see while there. If you would like to see some hidden gems and learn more about San Marino's long history, then a guided tour would be a great idea.

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Local Amenities

Nearest Airport	Rimini Federico Fellini (28km)
Nearest Airport 2	Ancona (128km)
Nearest Airport 3	Bologna (137km)
Nearest Ferry Port	Rimini (28km)
Nearest Train Station	Riccione (26km)
Nearest Village	(2km)
Nearest City	Rimini (29km)
Nearest Bar/Pub	(2km)
Nearest Supermarket	Fiorentino (2km)
Nearest Golf	Riviera Golf San Giovanni (26km)
Nearest Beach	Riccione (26km)
Nearest Restaurant	(1.5km)

Nearest Tennis

San Marino
(8km)

What we love

- This beautiful hilltop home has been built recently using local stone and oak, offering a timeless feel
- Domus Piperita can sleep up to 10 guests in stunning boutique-style rooms
- With its own spa area plus a vast garden with a private pool, this is the ideal home for a relaxing break
- The villa is surrounded by lush countryside, yet the nearest village is just 2km away. Additionally, you can be in the heart of San Marino within a 10km drive, and the gorgeous beaches and nightlife of Riccione are also just 24km away!

What you should know...

- Domus Piperita has a private spa room which guests can book at an additional charge if required.
- This spacious home sleeps 8 guests; if you need more beds for your party, 2 single beds can be added on the first floor.
- A car is recommended so that you can explore the towns and beaches of the Adriatic coast and visit San Marino. Car rental can be arranged through the homeowners.

Terms & Conditions

- Security deposit: €700 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.
- End of stay cleaning included?: Extra €100, 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Extra €500 per week, payable locally.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday from approximately mid-May to end-September. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately mid-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.
- 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.
- Other Ts and Cs: Please note that 2 extra guests can be accommodated on 2 additional single beds that can be added in the rooms on the first floor.
- Other Ts and Cs: Domus Piperita has a private spa room which guests can book at an additional charge of €200 per week, payable locally.