

# Villa Fransisca

Region: Le Marche Sleeps: 11

## Overview

Le Marche, is one of Italy's hidden gems and is not yet flooded with tourists. This breathtakingly beautiful region in the east of the country offers pretty towns, wide open countryside and countless beaches dotted along the coastline. Le Marche is an authentic, unspoilt region which has it all!

If you are travelling with your wider family or a group of friends, Villa Fransisca is the ideal choice. Here you will find five bright and airy bedrooms, expansive living spaces and of course the vast, landscaped garden. The accommodation is set between the main villa and a charming poolside annexe, meaning eight members of your party will sleep in the main home and the other two in the annexe. If you are travelling with the grandparents or a couple looking for some peace and quiet then this is layout is perfect.

The living spaces are set within the main villa on the ground floor, here you can unwind in a comfortable living room with a fireplace for colder months. On this floor, you can also discover a kitchen which opens out on to the garden; this contemporary room has a large dining table where everyone can meet for meals. Upstairs in the main villa there are four bedrooms. Each of these rooms has a double-bed and a modern, en-suite bathroom. One of the bedrooms also has a single bed where a young child can sleep. The fifth bedroom is set in the annexe in the grounds, along with a bathroom, plus an open-plan living room and kitchen.

While the home offers all of the modern facilities you could need, at its heart the villa is a historic farmhouse. The home has been carefully restored in order to preserve original features such as the ceiling beams and the stone walls and has been decorated in calming neutral tones with high quality furnishings throughout.

Villa Fransisca is nestled within two hectares of fields and olive groves which envelop the leafy garden. The garden here is an idyll which looks over the lush green countryside and tiny hamlets that scatter the hillsides. The garden has plenty of space for your whole party to come together for meals on the covered dining terrace or to lounge on the outdoor sofas with a good book. When you fancy a swim, you can choose between the larger swimming pool and a newly installed smaller pool which is heated and covered.

Surrounding the villa, you are able to head out on to countless walking and hiking trails which criss-cross the tranquil countryside. 15km away from the



home you can also visit Lago di Cingoli; a large, picturesque lake where you can take an afternoon walk or even book a guided horse trek around the lake and the rolling farmland.

If you would like to dine out in the evening or pick up some souvenirs, the town of Cingoli is just a short drive away. Cingoli is a historic town filled with medieval buildings such as palaces and churches which you can visit. The town also offers a range of shops, restaurants, cafes and markets throughout the week.

Though the home is set inland, if you fancy spending the day sunbathing on the beach, there are plenty to choose from within driving distance. One of the closest is Scossicci Beach which is 40km away by car; with soft white sand, turquoise sea and serviced beach clubs, this is a fantastic choice.

## Facilities

Villa/House • Instagrammable • Private Pool • Heated Pool • Indoor Pool  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport  
• Laptop Friendly Workspace • BBQ • Coffee Machine • Hairdryer • TV  
• Indoor Games • Pool/Snooker • Heating • Parking Space • Rural  
Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling  
• Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities •  
Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Main Villa

#### Ground Floor

- Living room with garden access, sofa, armchairs, desk, TV and fireplace
- Open-plan kitchen/dining room oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine with garden access, breakfast table and dining table seating 10 guests
- Games room with pool table
- Bathroom with shower, sink and WC
- Laundry room

#### First Floor

- 3 x bedrooms with double beds, armchair, TV and en-suite bathroom with shower, sink and WC
- Bedroom with double bed, single bed, armchair, TV and en-suite bathroom with shower, sink and WC

#### Annexe

- Open-plan room with sofa, table seating four and a well-equipped kitchen
- Bedroom with double bed, armchair and TV
- Bathroom with shower, sink and WC

### Outside Grounds

- Private swimming pool with shallow area
- Enclosed heated swimming pool (4m x 2m)
- Expansive landscaped garden with lawns, trees and flower beds
- Two hectares of grounds and olive groves
- Covered dining terrace
- Dining terrace for annexe
- Outdoor sofas
- Poolside sun loungers, beds and parasols
- Barbecue
- Parking

### Facilities

- Wi-Fi
- Air-conditioning
- Central heating
- Flatscreen TVs
- Pool table



- Washing machine
- Dryer
- Iron and ironing board
- Hairdryer

## Location & Local Information

Villa Fransisca is a delightful base for those wishing to truly get to know Le Marche. From the home you are able to explore the surrounding countryside, visit medieval towns, bustling cities and the sweeping coastline.

A great way to start the day here is to set off on an early walk before the hottest parts of the day. If you are a keen hiker who loves a challenge, there are a wealth of lengthy trails here which pass through tiny villages, through farmland and over undulating hills. If you would rather see the landscape by bicycle or get out in the wilderness on horseback, you can hire bikes locally or book on to a horse trek with a knowledgeable guide.

A little further out, a fantastic place to spend the day is Lago di Cingoli which is 15km away. You could walk around the lake or get out on to the water by renting a boat.

Another wonderful place for a day trip is the Frasassi Caves which are 43km away and is one of the area's best-loved attractions. These incredibly beautiful caves must be visited on a tour for safety reasons; on the tour you will see stalagmites, stalactites, underground lakes and ancient fossils. There are a number of tours available including an adventure route which is great fun for thrill seekers, though it is not suitable for smaller children.

Aside from being surrounded by unrivalled countryside and natural attractions, Villa Fransisca is located a mere 8km away from the town of Cingoli. This stunning medieval, walled town is known as the "balcony of the Marche" due to the impressive views which can be enjoyed from a terrace on the fortified walls which sit at an elevation of 600m. In town you will find a wide range of cafes, artisan shops and eateries where you can dine on delicious local foods such as Vincisgrassi, a layered baked pasta dish.

On top of the brilliant amenities, the town offers many historic and cultural attractions to keep your party entertained. As you wander the narrow lanes you can see churches such as the 14th century Church of Saint Dominic and the 17th century Church of St. Benedict which is filled with art works. The Puccetti Palace, the Cingoli art gallery and a 14th century water mill are amongst the other attractions you can visit.

From the villa you are also able to discover Le Marche's gorgeous beaches. 40km away by car is the closest beach Scossicci Beach. This is a lovely sandy beach where you can swim in the sea and sunbathe on the sun loungers. You could also spend the day in the bustling city of Ancona which is 40km away and is lined with a number of brilliant beaches.



## Local Amenities

Nearest Airport	<b>Ancona Airport (33km )</b>
Nearest Airport 2	<b>San Francesco D'Assisi Airport (108km )</b>
Nearest Town	<b>Cingoli (8km)</b>
Nearest Restaurant	<b>(5km )</b>
Nearest Shop	<b>(3km )</b>
Nearest Golf	<b>Mia Golf Club (34km)</b>
Nearest Tennis	<b>Tennis Club Cingoli (8km)</b>
Nearest City	<b>Ancona (40km)</b>
Nearest Beach	<b>Scossici Beach (40km )</b>

## What we love

- This spacious farmhouse has been carefully restored to create a warm and welcoming home which combines original features with modern interior design
- With large living spaces and five bedrooms available across the main villa and an annexe, eleven guests can sleep here in comfort
- The garden is a verdant oasis with private swimming pools, plenty of seating and dining areas and of course staggering views, you will want to spend lots of time relaxing out here
- Villa Fransisca offers an incredible location overlooking the rolling hills of Le Marche, while the beautiful town of Cingoli is just 8km away by car

## What you should know...

- The five bedrooms of Villa Fransisca are set between the main home and a lovely annexe. The annexe is perfect for those wishing for privacy away from the rest of the group.
- One of the bedrooms in the main villa has a single bed for a small child as well as the double bed.
- Due to the rural setting, you will require a car in order to explore more of Le Marche and Italy's East coast.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Security deposit: €1000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: 2023: Saturday from approximately end-April to end-October and end-December to start-January. Flexible during all other periods. 2024: Saturday from approximately start-May to end-October and from end-December to start-January.. Flexible during all other periods.
- End of stay cleaning included?: Yes, and extra cleaning available at an additional cost of €200 per hour, 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?: 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.
- Minimum stay: 7 days from approximately start-May to end-October, and end-December to start-January. 4 nights during all other periods.
- Heating costs included?: Yes.
- Pool heating charge?: Pool heating is included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult 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.
- Other Ts and Cs: Weddings, stag/hen parties and any other special events are not allowed.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
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