

# Casale Lipparelli

Region: Le Marche **Sleeps: 10**

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## Overview

Serenely set amid the enchanting hills of Cingoli, Italy, Casale Lipparelli is a five-bedroom haven accommodating up to 10 guests in a seamless blend of rustic charm and modern elegance. This enchanting residence represents the epitome of Italian countryside living, offering a retreat that harmoniously fuses comfort, style, and breathtaking views over rolling hills and, on a clear day, all the way to the Adriatic Sea.

As you enter the villa, guests are greeted by warmth from the spacious living room adorned with exposed wooden beams, a majestic fireplace and even its billiard table. The ambience is inviting and refined, offering a perfect setting for intimate gatherings or leisurely afternoons. Panoramic windows flood the space with natural light, ensuring every inch of this rejuvenated farmhouse is bright with colour and vivacity.

The adjacent fully equipped kitchen beckons culinary enthusiasts to craft delectable Italian dishes using fresh, local produce. Whether tossing a summer salad or preparing a holiday feast for family and friends, this airy and inviting kitchen encourages culinary exploration in full view of the rolling Le Marche countryside.

A glass and 'pietra serena' stone staircase ascends to the upper floor, revealing the main villa's four bedrooms, each a sanctuary with unique character and splendid views of the surrounding landscape. All bedrooms come complete with ensembles, plush bedding, and tasteful décor.

Outside, a sprawling terrace unfolds, revealing an expansive panorama of picturesque countryside. The private swimming pool invites guests to bask in the warm Italian sun while al fresco dining areas beckon for leisurely meals under the open sky. And if the weather turns or a chilly breeze picks up, have no fear. Besides the pool, a glass cabana can be found with its own heated dipping pool and seating area.

The villa's two hectares of grounds also feature meticulously manicured gardens and a vast olive grove of over 200 endemic 'Mignola' trees planted hundreds of years ago. In this sprawling sanctuary, guests are offered a serene escape.



On the grounds can also be found the self-contained cottage, perfect for a couple thanks to its open-plan kitchen and living area, double bedroom with ensuite, and private patio with outdoor furniture.

Casale Lipparelli promises an unforgettable Italian escape, where the essence of Cingoli's landscape is seamlessly woven into the fabric of life. From the charming bedrooms to the captivating outdoor spaces, this villa offers a captivating retreat where every moment is a beautiful indulgence.

## Facilities

Villa/House • Great Value • Private Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV • Pool/Snooker • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Open plan living and dining area including ancient 3.5m long sartorial table from northwest Italy
- Fully equipped kitchen (dishwasher, oven, stovetop, bbq plate, kettle, toaster, coffee machine)
- Designer fireplace
- Billiard table
- Guest WC

### Upper Floor

- 4 x Bedrooms with double beds, en-suite bathrooms with showers and AC

## Self-contained Cottage

- Open plan-kitchen and living area
- Double bedroom with en-suite bathroom with shower
- Privat patio with terrace furniture.
- AC

## Outdoor Grounds (20,000m2)

- Swimming pool (10m x 15m, 1.4m depth) Open approximately May to October
- Indoor heated pool (4x2 m) with seating area. Open year round
- Terrace
- Terrace furniture
- Barbecue
- Deck chairs and sunloungers
- Garden
- Olive grove

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- TV
- Iron and ironing board
- Bathrobes
- Billiards table





## Location & Local Information

Casale Lipparelli's prime location offers guests a unique blend of serenity and cultural richness, providing a gateway to an authentic Italian experience.

Surrounded by rolling hills, verdant vineyards and the smoke-silver of olive groves, the villa showcases the timeless beauty of the Marche region, allowing guests to immerse themselves in the captivating scenery that defines this part of Italy.

Venturing beyond the villa, guests can explore the charming town of Cingoli (a 10-minute drive), one of the oldest in Italy, known as the "*Balcony of the Marche*" for its elevated position, offering sweeping vistas of the surrounding countryside. The town exudes historical charm, with cobbled streets, medieval architecture, and inviting cafes serving local delicacies. A stroll through Cingoli reveals hidden gems like the historic Piazza Vittorio Emanuele II and the Church of San Filippo. The selection of supermarkets, restaurants and shops is also the closest port of call.

The stunning Lago di Cingoli (20-minute drive) is pretty close for those who like to dip their toes in natural waters. And for those with a taste for adventure, the nearby Parco Naturale Regionale Gola della Rossa (37-minute drive) provides an awe-inspiring backdrop for hiking and outdoor activities, promising a rejuvenating escape into nature's embrace.

The region is also renowned for its local wineries, inviting oenophiles to indulge in the rich flavours of Marche wines through vineyard tours and tastings.



## Local Amenities

Nearest Airport	Ancona (37km)
Nearest Airport 2	Perugia (79km)
Nearest Village	Cingoli (7km)
Nearest City	Ancona (37km)
Nearest Supermarket	Cingoli (7km)
Nearest Restaurant	Cingoli (7km)



Nearest Beach	<b>Ancona</b> <b>(37km)</b>
Nearest Tennis	<b>Cingoli</b> <b>(7km)</b>

## What we love

- Stunning panoramic views of the surrounding Le Marche countryside
- A glass cabana with a heated dipping pool is the perfect place to relax as the evening rolls in
- Proximity to picturesque Cingoli town and lake makes this villa the perfect blend of seclusion and adventure

## What you should know...

- A car is recommended for ease of transport and to explore the area.
- The pool is unfenced, so please be mindful of children at play.
- The bedrooms are located on the upper floor of the property.
- Please note an alarm system and security cameras are located outside, although, the cameras are not activated when the property is occupied.

# Terms & Conditions

- Security deposit: €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m
- Departure time: 10.00 a.m
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- 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.
- Tax: Italian Visitors Tax is included.
- Changeover day: Flexible.
- Minimum stay: 7 nights from approximately beginning-May to mid-October. 4 nights during all other periods.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Pool opening dates?: The pool is open approximately May to October. The indoor pool is open year round. 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: The pool is unfenced, so please be mindful of children at play.
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