

# Villa California

Region: Le Marche **Sleeps: 6**

## Overview

Perched on a hillside, Villa California's natural stone façade and mid-century LA design ensures it simultaneously sticks out and blends into the Marche countryside. Surrounded by vineyards and olive groves and close to the sea, this 3-bedroom retreat accommodates up to 6 guests in unspoiled splendour.

Stepping through the wrought-iron gate, guests could be forgiven for not knowing what century it is. The landscape looks much as it did 100 years ago (some olive trees even date back over 1,000 years), but the villa's LA mid-century style with low ceilings and oversized windows transports you to the LA Hills.

Lush greenery topped by tall palms guides guests to the front door, offering a fragrant and vibrant introduction to your idyllic holiday abode. A wood-panelled corridor leads to an open-plan kitchen, living and dining area where the wood panelling continues to create a seamless aesthetic mode. Chic furnishing, sophisticated décor and floor-to-ceiling windows inviting in floods of natural light ensure this space is the elegant heart of the house.

The adjacent dining area beckons for shared meals, a perfect setting for indulging in local delicacies or savouring a glass of exquisite regional wine. With a range of modern appliances and ample counter space, the fully equipped kitchen is a haven for culinary enthusiasts, whether tossing together a Mediterranean Salad or preparing a holiday feast for family and friends.

The first two of three bedrooms are along the long, wood-panelled hallway. Each room comes well-appointed with queen-sized beds, dedicated workspaces, ensembles with soaking tubs, walk-in showers, and terrace access. Descending the stairs to the lower level reveals the third bedroom, consisting of a double bed and a separate guest bathroom with a walk-in shower. The laundry (including a washing machine and dryer) and a wine cellar are on this lower level.



French doors open onto an expansive terrace from the kitchen, providing a seamless transition between indoor and outdoor living. Imagine sipping your morning espresso as the Marche hills roll away toward white-capped mountains. Loungers surround the infinity pool, inviting guests to bask in the Mediterranean sun or take refreshing dips. Please note it is mandatory for guests to sign a swimming pool disclaimer before check-in. As the day turns into night, the outdoor dining area becomes a magical setting for al fresco dinners, where laughter and conversation create lasting memories.

With its warm ambience and thoughtful design, Villa California promises an authentic Italian escape, where the allure of the countryside and the comfort of a well-appointed home converge for an unforgettable holiday experience.

## Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Pets on Request • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Wine Cellar • Working Fireplace/Woodburner • Ceiling Fans • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors (280m2)

### Ground Floor

- Bedroom with double bed and en-suite bathroom with walk-in shower
- Laundry
- Wine cellar

### First Floor

- Open-plan living and dining area
- Fully equipped kitchen (oven, stove, fridge, freezer, microwave, dishwasher, coffee machine, kitchen island etc.)
- Bedroom with double bed and en-suite bathroom with walk-in shower
- Bedroom with double bed and en-suite bathroom with walk-in shower

## Outside Grounds (15,000m2)

- Private infinity pool (2.5m x 16m, max depth: 2.5m) It is mandatory for guests to sign a swimming pool disclaimer before check-in.
- Sun loungers and parasols
- Terrace and outdoor furniture
- AI fresco dining settings
- BBQ and outdoor kitchen
- Garden
- Outdoor shower
- Parking

## Facilities

- Wi-Fi
- Heating
- Satellite TV
- Sound system
- Ice machine



## Location & Local Information

Surrounded by rolling hills, verdant vineyards and the smoke-silver of olive groves, Villa California 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, the nearby village of Controguerra (5-minute drive) contains a range of restaurants, cafes, and supermarkets to ensure you can stock up on necessities close to the villa. A bit farther afield, guests can explore the charming town of Aquaviva Picena (20-minute drive). Located on a hill and boasting breathtaking views over the Apennines, the town features a Renaissance military fortress.

Ascoli Piceno (25-minute drive) is an exquisite town crafted in travertine stone and lavishly decorated. The historic centre of town is brimming with historic buildings and busy piazzas. Don't forget to try one of the region's specialities in Ascoli Piceno – *olive all' ascolana* – typically olives stuffed with meat and friend (seriously delicious!). The town is charming at night, so drop in at the Historic Caffè Meletti (one of Italy's 150 historic cafes) for some post-dinner caffeination and observe the town's renowned "glow" (an effect of the travertine).

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. Thankfully, a whole bunch of wineries can be found within short walking distance of Villa California, including Vini Monti (10-minute walk), Cantina Cirria (20-minute walk), and Cantina Bossanova (25-minute walk).

Despite Villa California's countryside setting, the beaches broaching Italy's Adriatic coastline are close at hand. **Stabilimento balneare Alba Beach** (16-minute drive) is probably the closest, but there are countless beaches and seaside resorts. One coastal enclave not to miss is the famous Grottammare (20-minute drive), one of Italy's most beautiful villages known as the "*pearl of the Adriatic*". Stroll its palm-tree-lined beach, dine at fabulous eateries and explore the picturesque town as it climbs up the hill to an ancient fortress.

**\*\* Please note the property is actually located in the Abruzzo region in Southern Italy. \*\***



## Local Amenities

Nearest Airport	<b>Abruzzo Airport (67km)</b>
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Nearest Airport 2	<b>Ancona Airport (116km)</b>
Nearest Ferry Port	<b>Porto Ancona (110km)</b>
Nearest Train Station	<b>Alba Adriatica-Nereto-Controguerra (9km)</b>
Nearest Village	<b>Controguerra (2km)</b>
Nearest Town	<b>Aquaviva Picena (17km)</b>
Nearest Bar/Pub	<b>Controguerra (2km)</b>
Nearest Supermarket	<b>Controguerra (2km)</b>
Nearest Restaurant	<b>Controguerra (2km)</b>
Nearest Beach	<b>Stabilimento balneare Alba Beach (10km )</b>
Nearest Tennis	<b>(10km )</b>
Nearest Golf	<b>(7km)</b>

## What we love

- The stunning landscape of rolling vineyards and olive groves is unmistakably Marche, but the chic mid-century LA design transports you to the LA Hills
- The sumptuous infinity pool invites guests for a refreshing swim in stunning surroundings
- Despite the countryside setting, Villa California is also close to the Adriatic coastline and gems, including Grottammare

## What you should know...

- The pool is unfenced and not recommended for children.
- Not designed with young children in mind, Villa California is only recommended for families with newborns or children older than eight.
- Please note it is mandatory for guests to sign a swimming pool disclaimer before check-in.

# Terms & Conditions

- Security deposit: €2000 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: 3.00 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.
- 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 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Small pets on request only and with prior agreement with the owner.
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: The pool is unfenced and not recommended for children.
- Other Ts and Cs: Not designed with young children in mind, Villa California is only recommended for families with newborns or children older than eight.
- Other Ts and Cs: Please note it is mandatory for guests to sign a swimming pool disclaimer before check-in.
- Internet access?: Wi-Fi internet access included.