

# Villa Fiorano

Region: Le Marche Sleeps: 12

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## Overview

Experience an enchanting holiday at Villa Fiorano in the heart of Le Marche, Italy, where the splendid villa overlooks local hills and a mountainous landscape. This two-story haven accommodates up to twelve guests, making it an ideal retreat for extended family or friends seeking to explore the wonders of Le Marche together.

Villa Fiorano seamlessly blends old-world charm with modern comforts. Traditional brick and terracotta exteriors reveal stunning interiors adorned with preserved ceiling beams, exposed stonework, poured concrete floors, and atmospheric lighting. Modern amenities, including Wi-Fi, air conditioning, and Satellite TVs, ensure a comfortable stay for guests.

The ground floor unveils a cosy living room with patterned sofas, armchairs, and a fireplace, leading to a dining space and a fully-fitted, modern kitchen. The unique sleeping arrangement of the home includes mezzanine levels; there is one bedroom with a double-sized bed and a mezzanine level with two single beds, plus an en-suite shower room. Next to this, there is an additional double room, and a bedroom with a single bed. A mezzanine level at the end of the corridor offers another single bed, accompanied by a shared family bathroom.

Descending to the lower floor reveals the pièce de résistance—an incredible indoor swimming pool surrounded by doors opening onto the garden. This level also features a smaller kitchen, a living area with a dining table and sofa, and two double bedrooms, one with an en-suite bathroom and the other with access to a family bathroom.

Outdoors, the lush garden seamlessly merges with the rolling hills, providing ample space for relaxation, al-fresco dining on the covered terrace, and a jacuzzi soak with panoramic views. The location is strategic, with easy access to local walking routes, vineyards, farm restaurants, and the town of Cagli just 5km away.

For those seeking further exploration, medieval cities and the stunning coastline are within reach, offering a diverse range of experiences and adventures during your unforgettable holiday at Villa Fiorano.



## Facilities

Villa/House • Great Value • Heated Pool • Indoor Pool • Ideal for Teens •  
Pets on Request • Cooling Jacuzzi • BBQ • Washing Machine •  
Dishwasher • Microwave • Coffee Machine • Hairdryer • Heating • Horse  
Riding • Tourist Towns & Villages



# Interior & Grounds

## The Villa

### Villa Interior

#### *Lower Ground Floor*

- Indoor heated swimming pool (10m x 5m) with doors on to garden
- Open-plan room with fitted kitchen, dining table seating four, sofa and TV
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC
- Laundry room

#### *Ground Floor*

- Living room with sofas and fireplace
- Open-plan kitchen and dining room with oven, hob, fridge freezer, dishwasher, microwave, mixer, kettle and coffee machine, plus dining table seating six
- Bedroom with double-sized bed, mezzanine level with two single beds and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bedroom with single bed
- Stairs to mezzanine level with single bed
- Bathroom with shower, sink, bidet and WC

### Outside Grounds

- Private garden with lawns and rural views
- Jacuzzi
- Covered dining terrace
- Outdoor sofas
- Sun loungers and parasols
- Chairs and coffee tables
- Barbecue
- Parking

### Facilities

- Air conditioning
- WI-FI
- Satellite TVs
- Washing machine
- Iron and ironing board
- Fans
- Hairdryers



## Location & Local Information

Nestled in the picturesque region of Le Marche, Italy, Villa Fiorano promises an idyllic escape, surrounded by the serene beauty of the countryside. This charming home offers a perfect blend of rustic charm and modern comfort, making it an ideal base for a memorable Italian retreat.

The villa, situated in a peaceful country setting, provides a haven for those seeking relaxation and immersion in local culture. Surrounded by rolling hills and verdant landscapes, it serves as a perfect starting point for various activities, such as visiting local farm restaurants, embarking on long walks through the undulating countryside, and indulging in truffle hunting trips, a unique and authentic experience in this region.

Despite its rural location, Villa Fiorano ensures that you won't feel isolated, with the town of Cagli just a short 5km away. Cagli offers a delightful mix of amenities, including shops, restaurants, supermarkets, cafes, and bars. The town's historic centre is a treasure trove of cultural wonders, featuring the ruins of the Rocca di Cagli, the cathedral of Santa Maria Assunta, and prominent landmarks like Palazzo Felici and Palazzo Preziosi Brancaleoni. Museums such as the Archaeological Museum of Flaminia and the Diocesan Museum of Cagli provide a deeper insight into the region's rich history.

For an enriching day trip, the charming city of Urbino beckons, a mere 30km away. Renowned for its well-preserved Renaissance architecture, Urbino boasts landmarks like the Ducal Palace and the Oratory of St. John the Baptist, offering a journey through history and art.

For a coastal excursion, venture to Pesaro, located 63km from Villa Fiorano. This charming seaside town is renowned for its vibrant atmosphere and cultural offerings. Take a leisurely stroll along the waterfront promenade, explore the historic Old Town with its charming alleys, and visit notable landmarks such as the Ducal Palace. Additionally, Pesaro is blessed with beautiful beaches, providing a perfect opportunity to bask in the sun, take a refreshing swim, or simply unwind with the sound of the Adriatic Sea as your backdrop.

In summary, a holiday in Villa Fiorano, within the heart of Le Marche, promises a harmonious blend of tranquillity, cultural exploration, and coastal delights, ensuring an unforgettable Italian getaway.



## Local Amenities

Nearest Town/City

**Cagli**  
**(3 km)**

Nearest Airport	<b>Ancona ( 90 km)</b>
Nearest Beach	<b>Fano (50 km)</b>
Nearest Shop	<b>Cagli (3 km)</b>

## What we love

- Villa Fiorano offers an incredible indoor swimming pool with doors which open out onto the garden meaning you can enjoy a swim in all weathers
- With five spacious bedrooms sleeping up to twelve guests, this large home suits those on a family escape
- Outdoors you can take in the mountain views from the jacuzzi or the al-fresco dining areas
- The home is located a mere 5km drive away from the historic town of Cagliari

## What you should know...

- The final cleaning fee and additional cleaning fee for those bringing pets is not included in the booking cost
- If you wish to make use of the; pool heating, central heating, a second cot and the air conditioning there are fees for these
- Guests should be aware that some of the beds at Villa Fiorano are set on mezzanine levels within either another bedroom or a hallway
- Due to the peaceful setting we recommend you arrive by car which can be parked securely on site

# Terms & Conditions

- Security deposit: A compulsory non-refundable insurance of €150 per booking to cover possible damage to the property is included in the rental cost.
  - Arrival time: 16:00 - 19:00
  - Departure time: 10:00
  - Energy costs included?: Yes, included in the rental price.
  - Heating costs included?: Not included in the rental price, extra cost according to consumption, to be paid locally.
  - Linen & towels included?: Yes, included in the rental price.
  - Pool towels included?: No.
  - Internet access?: Wi-Fi internet access included.
  - Minimum stay: 7 nights. All other durations on request.
  - Changeover day: Saturday.
  - Pets welcome?: On request. Extra fees may be applied
  - Smoking Allowed?: Smoking & Vaping are not permitted.
  - Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
  - 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.
  - Other Ts and Cs: Other extras available at an extra cost to be paid locally:
    - Heating: 100€/week.
    - Extra cleaning during vacation: 13€/hour (3 hours min.).
    - Extra changes of linen or towels during vacation: € 5 per person.
    - Pool heating: 50€/day (to book in advance).
    - Air conditioning: 100€/week.
    - Additional baby cot (in addition to the one provided): 50€/week.
    - Extra cleaning when pets are present: 50€/stay
  - Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- 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.
- End of stay cleaning included?: Not included in the rental price, extra €150 to be paid to Oliver's Travels with the balance. 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.