

# Villa Castagni

Region: Le Marche **Sleeps:** 10 - 12

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## Overview

Villa Castagni embodies the quintessential charm of a traditional farmhouse nestled atop a gentle hillside in the heart of Le Marche, Italy. Its warm, yellow façade, adorned with shuttered windows, exudes a timeless allure, offering an inviting haven for groups of friends or large families seeking respite amidst breathtaking natural surroundings.

Positioned in the serene Le Marche countryside, Villa Castagni provides a tranquil retreat while ensuring convenient access to both pristine beaches and vibrant towns. Recently renovated to blend rustic charm with modern comfort, this abode seamlessly merges tradition with luxury, catering to the needs of contemporary travellers.

Step inside, and you're greeted by a bright and airy living and dining space on the ground floor, where sunlight streams through large windows, illuminating the room's cosy ambiance. Comfortable sofas encircle a stone fireplace, inviting guests to unwind and socialise, while a dining area beckons for shared meals and lively conversations. Adjacent lies a modern kitchen, equipped with state-of-the-art appliances, a breakfast bar and a dining space, perfect for culinary enthusiasts to whip up delectable dishes.

For those preferring ground-level accommodation, Villa Castagni offers two bedrooms downstairs, one furnished with a double bed and the other adaptable to either a single or double setup. A bathroom and a convenient laundry room complete this floor, ensuring utmost convenience for all guests.

Ascend the staircase to discover three more bedrooms on the upper level, each promising a peaceful night's sleep amidst serene surroundings. A double bedroom boasts an en-suite shower room for added comfort, while an additional double bedroom and a twin bedroom provide ample space for relaxation. These rooms share access to a beautifully appointed bathroom, featuring both a bath and a shower.

Outside, the allure of Villa Castagni continues with a newly installed swimming pool beckoning guests to cool off on sun-drenched afternoons. Lounge chairs offer the perfect spot for basking in the Italian sunshine with a good book in hand, while a barbecue invites alfresco dining and leisurely gatherings beneath the starlit sky.



Despite its rural setting, Villa Castagni ensures easy access to the captivating seaside town of Pesaro, a mere 6km away. Here, a plethora of shops, cafes, restaurants, and cultural attractions await, promising endless opportunities for exploration and relaxation against the backdrop of sun-drenched beaches and azure waters. With its blend of rustic charm, modern amenities, and convenient location, Villa Castagni invites guests to experience the best of Le Marche's countryside and coastline in utmost comfort and style.

## Facilities

Villa/House • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Table Tennis • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Living and dining room with doors onto garden, sofa bed, fireplace, TV and dining table seating eight
- Fully-fitted kitchen with dining table seating six, breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, kettle and coffee machine
- Bedroom with double-sized bed
- Bedroom with single bed (can be converted to double if needed)
- Laundry room
- Bathroom with shower, sink, bidet and WC

### First Floor

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

### Outside Grounds

- Partially fenced garden with lawns, fruit trees and sea views
- Private saltwater swimming pool (10m x 5m, 1.35m-1.5m deep) open approximately end of April until end of September
- Covered dining terrace
- Sun loungers and parasols
- Deckchairs
- Outdoor lounge area
- Table tennis
- Barbecue
- Parking

### Facilities

- Air conditioning
- WI-FI
- Satellite TV
- Music system
- Washing machine
- Iron and ironing board
- Fans
- Hairdryers



## Location & Local Information

A holiday to Le Marche in Italy, centred around the tranquil Villa Castagni, promises a blend of relaxation and exploration amidst the region's natural beauty and cultural richness. Nestled in picturesque rolling fields that cascade down to meet the sea, Villa Castagni offers a serene retreat for groups of up to twelve guests.

The idyllic setting of Villa Castagni lends itself perfectly to outdoor pursuits. Guests can embark on leisurely country walks, immersing themselves in the stunning landscape of Le Marche, or opt for more adventurous hikes to explore the rugged terrain. For those with a taste for culinary delights, the opportunity to visit local farms and vineyards presents itself, allowing guests to sample the region's renowned produce firsthand. Additionally, the chance to partake in a guided truffle hunt adds an element of excitement and gastronomic discovery to the holiday experience.

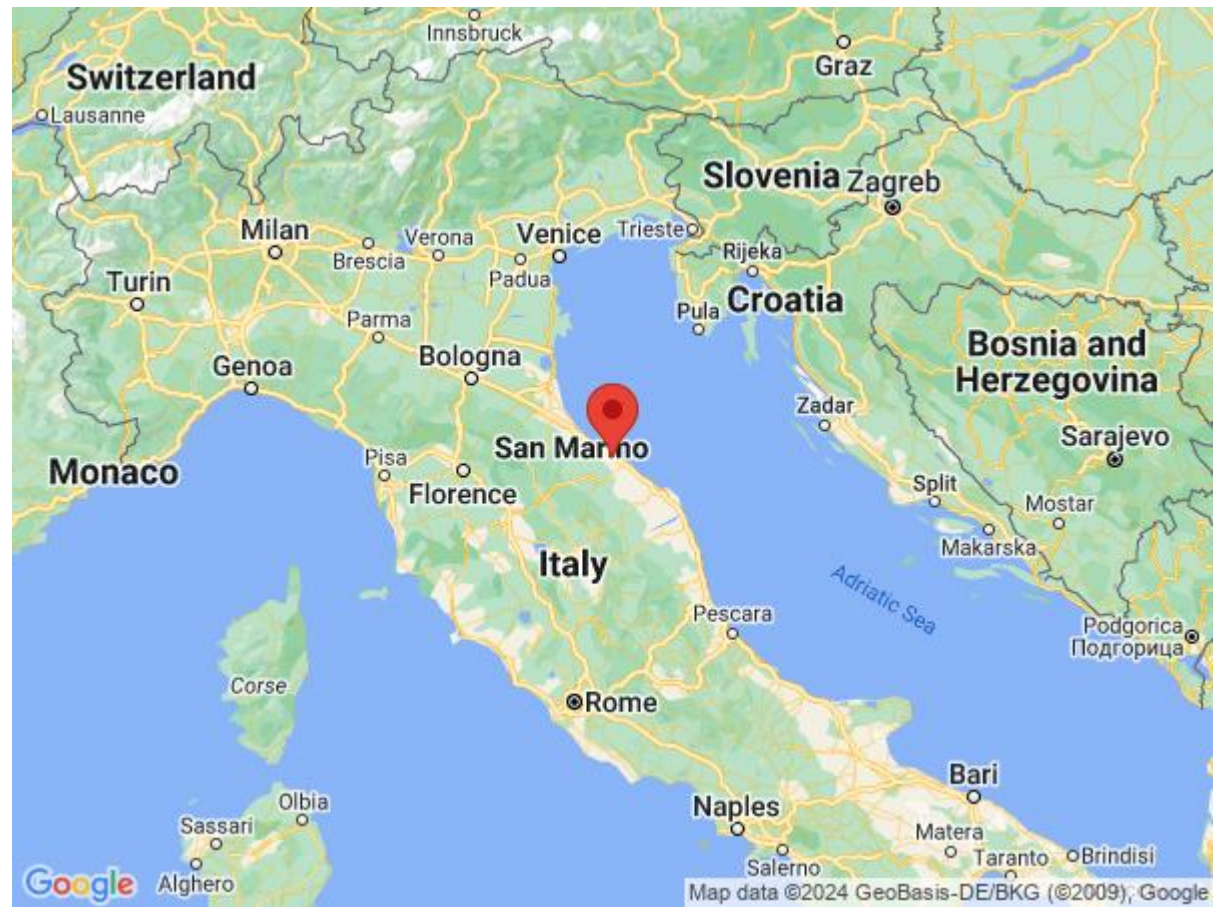
Convenience is key during your stay at Villa Castagni, with the nearby village of Santa Veneranda providing essential amenities and a charming children's playground for younger guests.

For a more extensive range of shopping and dining options, the bustling town of Pesaro beckons, just 6km away. Pesaro, a historic town boasting a rich cultural heritage, offers a diverse array of experiences for visitors. From the wild beauty of its secluded coves to the sophistication of its elegant beach clubs, Pesaro's coastline invites exploration and relaxation in equal measure. As the UNESCO Creative City of Music and the birthplace of renowned composer Gioacchino Rossini, Pesaro pulsates with musical energy. Guests can immerse themselves in a myriad of musical events and concerts or pay homage to Rossini at the museum dedicated to his life and works.

Moreover, Pesaro's cultural tapestry is further enriched by its wealth of museums, art galleries, and historic churches. The Civic Museum stands as a testament to the town's artistic heritage, housing a treasure trove of masterpieces waiting to be discovered.

For those seeking a day of cultural immersion, a scenic drive inland leads to the medieval marvel of Urbino. Situated 36km away, this UNESCO World Heritage Site captivates visitors with its labyrinthine streets, imposing palaces, and rich historical legacy. Urbino's illustrious past comes to life as guests explore its well-preserved architecture and soak in the ambiance of a bygone era.

In essence, a holiday to Le Marche, anchored by the serene sanctuary of Villa Castagni, promises a harmonious blend of relaxation, exploration, and cultural



immersion, ensuring memories to cherish for years to come.

### Local Amenities

Nearest Airport	<b>Rimini (40 km)</b>
Nearest Airport 2	<b>Ancona (70 km)</b>
Nearest Town/City	<b>Santa Veneranda (2 km)</b>
Nearest Town/City	<b>Pesaro (3 km)</b>
Nearest Beach	<b>Pesaro (4.5 km)</b>

## What we love

- Villa Castagni offers guests a brand-new swimming pool for the 2024 season
- From the garden, you can enjoy views of the rolling fields and out to the nearby sea
- This spacious home can accommodate twelve guests, making it the perfect choice for a larger group
- The villa enjoys an incredible location just 6km away from the town of Pesaro and the nearest beaches

## What you should know...

- The ground-floor bedroom is separated from the main living area by a row of bookshelves and does not have a closing door
- Due to the rural location, you will need a car in order to reach the nearest beaches and towns
- The bedrooms here can sleep up to ten guests; two extra guests can utilise the downstairs sofa bed
- If you are in need of a cot or a highchair, these can be requested
- The costs of cleaning, heating and air conditioning use are not included in the booking fee

# Terms & Conditions

- Arrival time: 16:00 - 19:00

- Departure time: 10:00

- Security deposit: A compulsory non-refundable insurance of €150 per booking to cover possible damage to the property is included in the rental cost.

- Energy costs included?: Yes, included in the rental price.

- Linen & towels included?: Yes, included in the rental price.

- Pets welcome?: On request. Extra fees may be applied.

- Internet access?: Wi-Fi internet access included.

- Changeover day: Flexible. Except 01-06-2024 to 28-09- 2024 which is Saturday

- Minimum stay: 7 nights. All other durations on request.

- 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:

Tourist tax: to pay directly to the owner of the house if due.

Heating: metered on consumption up to the market's rates.

Extra cleaning during vacation: € 15 per hour, 3 hours minimum.

Extra changes of linen or towels during vacation: € 5 per person.

Air conditioning: € 100/week.

- 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 €130 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.