

Fattoria Ascolana

Region: Le Marche Sleeps: 11

Overview

Surrounded by vineyards, olive groves, and fruit orchards, Fattoria Ascolana offers an authentic Le Marche experience, just moments from the Adriatic coast. This sensitively restored farmhouse exudes warmth and charm, perfect for exploring the region's landscapes and coastline.

Owned by the same family for generations, the property invites guests to immerse themselves in rural traditions. Visit during the September wine harvest or the October olive harvest for a truly authentic experience.

The main accommodation, located on the first floor, features a cosy living area with fireplace, a characterful kitchen, four bedrooms, and three bathrooms. A self-contained ground floor apartment with a separate entrance offers a lounge, kitchen, bedroom, and shower room, ideal for extended families or visiting grandparents.

Relax by the pool, enjoy vineyard views, and dine al fresco with estate-produced wine. The beach is a short drive or a scenic 30-minute walk away, where you can explore the charming seaside town or cycle along the coast to Grottammare, one of Italy's prettiest villages.

Beyond the coast, discover the historic towns of Ripatransone, Fermo, and Ascoli Piceno, savour regional cuisine, and venture into the stunning Sibillini Mountains for unforgettable hikes.



Facilities

Boat Trips • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Golf Nearby • Air-Con • Fishing • Walking/Hiking Paths • Wine Tasting • Private Pool • Villa • Ideal for Kids • Cots (Cribs) • Ideal for Teens • Great Value • Special Offer • Has Discount • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Wheelchair Access • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Indoor Games • Dishwasher • Microwave • Electric Car Charger • Satellite TV • Working Fireplace/Woodburner • Heating • Cooking Classes Available • Wine-Tasting Available • Board games • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Ground Floor (80m2, adapted for wheelchair users)

- Open-plan kitchen-diner, fully equipped including gas hobs, oven, microwave, dishwasher and fridge-freezer. Doors lead to al-fresco dining terrace
- Open-plan living area
- Double bedroom
- Disabled bathroom

First Floor (200m2, via external stairs)

- Open-plan living room with fireplace and dining area
- Open-plan kitchen, well-equipped including breakfast table
- 3 x double bedrooms
- Triple bedroom with three single beds
- Bathroom with bath, shower and two sinks
- 2 x shower rooms
- Access to upper terrace with al-fresco dining area

Outside Grounds

- Swimming pool (11 x 5m, depth: 1.4m), surrounded by a fence. Open approximately May to September
- Upper al-fresco dining terrace
- Al-fresco lounge
- Barbecue
- Children's play area
- Extensive grounds (15 hectares, terraced in parts)
- Olive groves and vineyards
- Fruit orchard
- Covered parking (up to 4 cars)
- Electric car charger (free up to 150Kwh, extra cost)

Additional Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Board games
- Mosquito nets
- Cot and highchair (on request)



Location & Local Information

Just a short distance from the Adriatic, Fattoria Ascolana sits among classic Le Marche scenery with olive groves, vineyards, and rolling hills. Located an hour south of Ancona, it is close to a charming seaside town offering golden beaches, a medieval quarter, early 20th-century villas, and a range of restaurants, shops, and cafes. Families will appreciate the sandy beaches, water sports, tennis, and a scenic cycling trail to Grottammare.

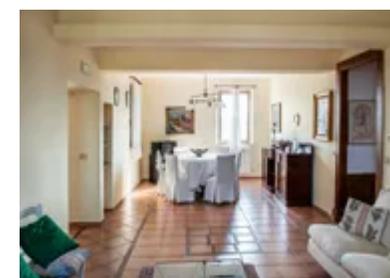
This stretch of coastline, known as the Riviera delle Palme, includes Grottammare, San Benedetto del Tronto, and Porto d'Ascoli, all boasting beautiful beaches, lively promenades, and historic charm. Nature lovers can explore the Riserva Naturale Regionale Sentina or head north to the dramatic landscapes and hiking trails of Parco del Conero.

Inland, visit the historic towns of Fermo and Ascoli Piceno, famed for their festivals, markets, and rich culinary traditions, including stuffed olives and superb local wines.

For outdoor enthusiasts, the Sibillini Mountains and even the Gran Sasso offer exceptional hiking within a short drive. Horse riding, cycling, and mountain biking are also fantastic ways to experience Le Marche's stunning scenery.

Local Amenities

Nearest Airport	Abruzzo Airport (88km)
Nearest Bar/Pub	Cupra Marittima (4km)
Nearest Beach	Spiaggia libera (3km)
Nearest City	Ancona (82km)
Nearest Golf	Golf Club I Lauri (12km)
Nearest Restaurant	Cupra Marittima (2km)
Nearest Supermarket	Eurospin (10km)
Nearest Tennis	ASD Circolo Tennis Cupra Marittima (5km)
Nearest Town	Grottammare (9km)



Nearest Train Station	Cupra Marittima (2km)
Nearest Village	Cupra Marittima (2km)

What we love

- Surrounded by vineyards and the wonderful landscapes of Le Marche, yet only 3km from the sea.
- A much-loved family home for generations, this restored farmhouse is full of charm.
- Join the owners in harvesting grapes and olives in the autumn.
- The Adriatic beaches of the Riviera delle Palme are just a short drive away (the most energetic could even walk if you don't mind the hill on the way back!).
- Visit the historic and beautiful town of Ascoli Piceno with its glorious piazza.

What you should know...

- Each floor is self-contained with its own entrance, well-equipped kitchen and living area. The first floor is reached via external stairs.
- Air-conditioning is featured in the bedrooms only.
- Adjacent to the house is the owner's private wine cellar.
- The ground floor is accessible to those with mobility issues, with a bedroom and disabled bathroom. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, pets are not permitted in the bedrooms.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 Air-conditioning is featured in the bedrooms only.
 Please note that you can charge your electric car up to 150 Kwh, extra cost to be apply over 150Kwh.
 This property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
 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.
 Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday during July and August. Flexible during all other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. 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.
- **Minimum stay:** 7 nights from end-June to beginning-September. 5 nights in all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to September. 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.