

Monte Varmine

Region: Le Marche **Sleeps:** 8

Overview

A fine family home in the heart of Le Marche hills, Monte Varmine is ideal for those looking to discover the beauty of this alluring region as well as spend time relaxing by the sea.

There's a welcoming ambience in this newly renovated villa with its superb features alongside familiar comforts. The light and inviting living-dining room adds a touch of elegance whilst the super spacious kitchen is perfect for creating family feasts to enjoy in the garden. The lavish bathroom is a real highlight of the villa – lie back in the hydro-massage bathtub with mood lighting and tranquil sounds.

Upstairs, the three bedrooms, each with air-conditioning and a TV, are perfectly set-up for families or perhaps a small group of friends with two double bedrooms, each featuring an extra bed or even bunkbeds, as well as a twin which will delight younger guests. Find the hydromassage shower in the second smart bathroom and step out to marvel at the views on the upper terrace.

Laid-back days can be spent with loved ones in the garden whether watching children play, dining under the gazebo or cooling off in the swimming pool which lights up beautifully at night. There's an outdoor gym for the most energetic or you may just prefer to sit back with a glass of local wine from the Piceno vineyards as you gaze towards the mesmerising landscapes of Le Marche.

Drive to the local village and be enchanted by its history as you wander around the medieval lanes and citadel or visit other idyllic Le Marche villages such as Ripatransone and Offida. The grand towns of Fermo and Ascoli Piceno are also waiting to be discovered or even closer is the glorious Riviera delle Palme with its sandy beaches and delightful



seaside towns such as Cupra Marittima, Grottammare and San Benedetto del Tronto.

Then of course there's the spectacular Sibillini Mountains around an hour away with its breathtaking scenery and hiking paths, mountain bike trails and rock-climbing. Or stay closer to home in Le Marche and be mesmerised by the splendour, history and cuisine of this remarkable region.

Facilities

Weddings • Wi-Fi/Internet • Great Value • Golf Nearby • Air-Con • Beach Nearby • Table Tennis • Tennis Nearby • Watersports • Gym/Fitness Room • Rural Location • Cots (Cribs) • Slide • Private Pool • Bathroom Toiletries • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Tumble Dryer • Microwave • Coffee Machine • Electric Car Charger • Safety Deposit Box • Hairdryer • TV • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interiors

Ground Floor

- Living room
- Kitchen, well-equipped including oven, dishwasher, microwave, fridge-freezer, kettle, coffee maker and blender
- Library
- Bathroom with hydro-massage bath, chromotherapy and sound system

First Floor

- Twin bedroom
- Bedroom with double bed and single bed (suitable for a small child)
- Bedroom with double bed and bunk-beds
- Bathroom with shower (with seat) with stand-up hydro-massage/chromotherapy feature
- Laundry room

Outside Grounds

- Heated swimming pool (9m x 4m, depth: 1.4m) open approximately May to end-September
- Al-fresco dining area
- Barbecue
- Children's play area with slide
- Outdoor fitness area
- Fenced grounds

Facilities

- Wi-Fi
- Air-conditioning (bedrooms only)
- Heating
- TV (living room, kitchen and all bedrooms)
- Toys
- Table football
- Outdoor fitness area



- Hairdryer (with diffuser)
- Safe
- Water ionizer
- Mosquito nets
- Washing machine and dryer
- Ironing facilities

Location & Local Information

In the hills of Le Marche, only 18km to the sandy shores of the Adriatic, Monte Varmine enjoys a wonderful position close to both historic villages and beautiful beaches.

Within just 2km is the nearest restaurant, a traditional *agriturismo* serving typical regional cuisine. Drive a little further to the nearby village, 6.5km by car, with its restaurant, supermarket (closed on Sundays), two café-bars (make sure you try the *gelato*!) as well as other shops including a pharmacy. The perched village itself is a delight – wander around and discover its 15th century passageways, the enchanting citadel and beautiful churches with incredible paintings. To learn more about the ancient history of this idyllic village, visit the archaeological museum in the town hall.

Two more of Le Marche's prettiest villages are also within a short drive. Offida (16km) is classified as a *Borgo Piu Bello d'Italia* and is especially great for wine-lovers as it is in the heart of the Piceno wine region. Ripatransone (15km) is another historic gem boasting one of Italy's narrowest lanes.

Within a 20-minute drive you can reach the sea at Cupra Marittima (18km), a lovely seaside town with historic sights and a great beach. Hire bikes and follow the new cycling trail south to Grottammare - once there, visit the historic village perched on the hillside looking over the glorious beach. San Benedetto del Tronto (26km) is also great for families with its palm-backed beaches, lidos and watersports or discover the wilder beaches near the Riserva Naturale Regionale Sentina. This stretch of coastline, easily accessible from your villa, is known as the Riviera delle Palme.

For hiking, mountain biking and spectacular scenery drive to the Sibillini Mountains, around an hour away, or find horse-riding in beautiful surroundings a little closer to home with stables around 20 minutes away.

Not forgetting some of Le Marche's most famous and



historic towns such as Fermo (27km) with its outdoor summer markets and music festivals and Ascoli Piceno (45km), well-known for its grand square, Piazza del Popolo, and excellent wines.

Local Amenities

Nearest Airport	Ancona Airport (100km)
Nearest Airport 2	Perugia (150km)
Nearest Restaurant	Agriturismo (2km)
Nearest Village	Carassai (6.5km)
Nearest Supermarket	Carassai (6.5km)
Nearest Town	San Benedetto del Tronto (26km)
Nearest Beach	Cupra Marittima (18km)
Nearest Tennis	Cupra Marittima (18km)
Nearest Golf	Golf Club I Lauri (14km)
Nearest Train Station	Pedaso (22km)

What we love

- Experience a touch of luxury in the hydro-massage bath with a chromotherapy and sound system
- This family-friendly home also features a play area, an outdoor gym as well as lovely views of Le Marche hills
- The local village, just under 7km away, is one of Le Marche's many historic gems with a castle and beautiful churches
- Drive to the sandy beaches of the Adriatic in just 20 minutes

What you should know...

- Air-conditioning is featured in the bedrooms only
- Natural products are used to clean the swimming pool rather than chlorine

Terms & Conditions

- **Security deposit:** €200 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, a pet supplement of €200 per pet will apply (payable locally at the time of check-in).
- **Other Ts and Cs:** Air-conditioning is featured in the bedrooms only. Natural products are used to clean the swimming pool rather than chlorine. Weddings, stag/hen parties and any special events are not allowed. 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 are installed at the villa, please enquire for further information.
- **Changeover day:** Flexible approximately January to end-June. Saturday during all other periods.
- **End of stay cleaning available?:** Extra €100, charged at time of 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 4 nights approximately January to end-June, 7 nights during all other periods.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** No. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to end-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.
- **Property Licence Number:** IT044010C202C8HRGU