Lapis Turris

Region: Le Marche **Sleeps:** 9

Overview

If you are yearning for a uniquely characterful rustic retreat in surroundings of extraordinary natural beauty, then look no further. On a rocky spur in the Sibillini Mountains of central Italy, Lapis Turris is an ancient watchtower dating back to the 11th century, now converted into two comfortable apartments and just perfect for guests who want to share a holiday but retain some independence.

Fascinating original features have been restored and blend beautifully with modern additions - the stone walls surrounding you have so many stories to tell. The romantic ground floor apartment has living room and kitchen area leading out to a lush courtyard, like a natural balcony in the hillside. In the upper apartment, the fully equipped kitchen looks onto a sun filled terrace with breathtaking views of the small hilltop village and surrounding mountains.

It may be tempting to simply spend your days on the outside terrace or by the sparkling new pool, enjoying the magical mountain views or indulging yourselves with a glass of wine in the hot tub and remembering the travellers who passed through this dwelling over the centuries when life was less comfortable. Watch the sun set from your private amphitheatre, admire the outdoor art and sculpture and marvel at the starry night sky through the glass dome above as you drop off to sleep in the top floor bedroom.

When you decide to explore further afield, look out for the pretty medieval village a short drive away, visit the churches and palace's art gallery or head to Amandola with its fine restaurants featuring some of the area's specialities of mushrooms, truffles and cheese. There are many hiking and mountain biking trails to be found in Monti Sibillini National Park, many of them near your holiday home.

Take a day trip to the elegant city of Ascoli Piceno with its medieval streets, photogenic piazzas, lovely churches and museums or head further afield to the fabulous beaches of the Adriatic coast. Wherever you go, you are sure to be pleased to return to the peace and tranquillity of your extraordinary Le Marche retreat.









Facilities

Private Pool • Walking/Hiking Paths • Horse Riding • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Wine Tasting • Villa • Fishing • Air-Con • Weddings • Special Offer • Marquee Hire Permitted • Quirky (Unique) • Has Discount • Has Offer • Ideal for Teens • Maid Service Available • Chef/Cook Available • Pets on Request • Cots (Cribs) • Outdoor Ceremony • Flexible Catering Options • Parking Space • Heritage Collection • Wi-Fi/Internet • Allow External Caterers • No Corkage • Rural Location • No Curfew • Nearby Church/Chapel • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Hot Tub • Heating • Transfers Available • High Chair(s)

Interior & Grounds

Villa Interiors (250m2)

Apartment I (Ground Floor)

- Living room with sofa-bed
- Kitchen area with doors leading to a courtyard
- Bedroom with double bed and bathroom with shower, A/C

Apartment II (Upper Floors, some sloping ceilings)

First Floor

- Entrance
- Living-dining room with doors leading to sun terrace
- Kitchen, well-equipped including dishwasher, oven, fridge-freezer, coffee maker

Second Floor

- Bedroom with double bed, A/C
- Bedroom with single bed, A/C
- Bathroom with shower

Third Floor

- Bedroom with double bed and star-gazing dome, A/C
- Bathroom with whirlpool bath and shower

Outside Grounds (4 hectares)

- Swimming pool (7m x 2.5m, depth: 1.4m), open approximately April to October
- 6-person hot tub (heated up to 32C)
- Sun terrace (off first floor apartment, low walls)
- Al-fresco dining area
- Barbecue
- Gardens
- Terraced levels
- Parking

Facilities

- Wi-Fi
- Heating
- Decorative fireplace
- TV (x3)
- Hot tub
- Toiletries
- Bathrobes and slippers
- Hairdryer
- Mosquito nets (some rooms)
- Washing machine and dryer
- Underfloor heating
- Air conditioning in all bedrooms









Location & Local Information

Lapis Turris is to be found on a remote rocky spur in National Park of the Sibillini Mountains, in the midst of the most amazing landscapes. This is the province of Fermo in the Marche region of central eastern Italy.

Marche is known as a quieter “hidden gem” of Italy, embracing part of the stunning Adriatic coast across to the western borders of Tuscany and Umbria. There are medieval hilltop towns, charming tiny villages and swathes of vineyards and olive groves with so much art and history to be found along the way.

Look out for the pretty medieval village around 4km from Lapis Turris, on the slopes next to the river and surrounded by the majestic and magical mountains. Visit its churches, the palace's art gallery, small supermarket and bar before heading to the natural gorges formed by the river at Gola dell’Infernaccio and walk from here to the hidden waterfall and the hermitage of San Leonardo al Volubrio. One of the many historic sites in Marche is the nearby Sanctuary of the Madonna dell’Ambro, an important Marian place of worship decorated by some prestigious painters and sculptors over the centuries.

Amandola (9km) is a village in the river valley with fine restaurants featuring some of the area’s specialities of mushrooms, truffles and cheese. Further afield, the pretty Umbrian medieval town of Norcia (65km) also attracts foodies in search of pork, boar and more truffles.

The huge Monti Sibillini National Park stretches across both Marche and Umbria and there are numerous hiking and biking trails to be found here, many of them near your holiday retreat. Fishing, canoeing, horse riding and wine tasting tours are all accessible from your holiday home. At the foot of the mountains, San Ruffino Lake is a popular destination with a huge variety of wildlife.

When you are ready to take a break from your rural paradise, head to the elegant city of Ascoli Piceno (42km), on the borders of Marche and Abruzzo in a wonderful setting between mountains and the coastline. It has a historic centre, medieval streets, photogenic piazzas and many churches and museums. Visit one of its trendy bars and try out some much-loved olive *all’ascolana*.

For a taste of the Adriatic Sea, drive to one of the region’s most famous and lively seaside resorts, Abruzzo’s Alba Adriatica (79km) where there are some wonderful silver sanded beaches, clear crystalline waters and a palm lined promenade running parallel with a fabulous bike path.









Local Amenities

Nearest Airport	**Ancona International Airport (120km)**
Nearest Airport 2	**Perugia Airport (120km)**

Nearest Train Station	**Porto San Giorgio (62km)**
Nearest Village	**(4km)**
Nearest Shop	**Small supermarket (4km)**
Nearest Restaurant	**(4.5km)**
Nearest Town	**Amandola (9km)**
Nearest Beach	**Pedaso (55km)**
Nearest Tennis	**Amandola (9km)**
Nearest Golf	**Golf Club I Lauri (54km)**

What we love

- A uniquely characterful retreat in the Sibillini Mountains of Le Marche with simply spectacular views
- Stay in this unspoilt 11th century watchtower where travellers have rested over the centuries and be sure you will have 21st century comforts!
- A stunning swimming pool, whirlpool bath, hot tub, private amphitheatre for watching the sun set and a glass ceiling dome for star gazing
- A day trip away from the elegant city of Ascoli Piceno and the coastal towns and fabulous beaches of the Adriatic Sea
- A/C in all bedrooms (ductless splits)

What you should know...

- Lapis Turris features accommodation across two separate apartments, altogether sleeping up to 7 guests (and two extra guests if using the sofa-bed). Please see the 'Features tab" for full details on the layout.
- Due to the many steep steps and terraced levels, Lapis Turris is not suitable for young children or guests who may have restricted mobility.
- A car is highly recommended to explore the local area.
- Please note that the laundry facilities are located in an external annexe which is also used and accessed by the gardener.

Terms & Conditions

- **Security deposit:** €500 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. 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, including air conditioning.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **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. Please note that there is underfloor heating/climate control which can regulate the temperature of the property, provided that all windows remain closed. Please note that the use of any external caterers and/or contractors is not permitted. 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:** Flexible.

- **End of stay cleaning:** Extra €500, payable to Oliver's Travels with the balance payment. 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?:** No.

- **Minimum stay:** 7 nights approximately July to early September, 3 nights, 4 nights abd 6 nights during all other periods.

- **Heating costs included?:** Yes.

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

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately April to October. 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.