

# Cerqua Bella

Region: Le Marche Sleeps: 15

## Overview

Allow yourself to be enchanted by this stunning Italian farmhouse surrounded by rolling hills and boasting 5 acres of land. Recently renovated but still maintaining its classic Italian style, this villa is the perfect mix of old and new. Unwind and take a dip in the inviting pool or roam through the majestic gardens and olive groves.

This unique property dates back to the early 1900s and was recently renovated in 2007. Offering modern amenities whilst maintaining its traditional Italian architecture such as the original coto tiles, chestnut beams and brick. Cerqua Bella offers ample space for the whole family, with a spacious common area, living room, fully equipped kitchen, six bedrooms and five bathrooms.

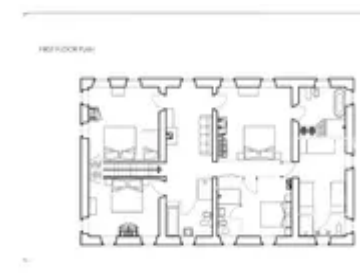
The outside of Cerqua Bella is even more impressive. Take the opportunity to dine outdoors at the long table and chairs provided in the magnificent loggia. Here you can admire the outstanding surrounding scenery as you eat or drink. Go for a wander through the extensive grounds and discover a wide variety of diverse flowers and trees such as lavender, fig and olive trees. Additionally, you can swim in the large swimming pool or sunbathe on one of the comfortable chaise chairs.

This property is in an excellent location, situated in the Italian countryside in the spectacular region of Le Marche. In addition, there are several vineyards nearby offering wine tastings. Surrounded by charming hilltop towns and valleys with the Sibillini mountain range visible in the distance, you can truly experience the best of what Italy has to offer at this villa. What's more, you are also just a short distance of a few local restaurants and a small supermarket in the nearby village.

Moreover, there is an abundance of historic towns and nature sites to explore. Make sure to visit the magical towns of Torre di Palme and Fermo, just a 25-minute drive away. Furthermore, there are plenty of hiking trails to try out nearby. In addition, a range of tremendous beaches are easily accessible from the villa, such as the beaches of Grottammare, a 30-minute drive from Cerqua Bella.

## Facilities

Wine Tasting • Walk to Village • Walking/Hiking Paths • Ideal for Kids • Horse Riding • Historical Sites • Cycling • Private Pool • Recommended • Air-Con • Golf Nearby • Weddings • Cots (Cribs) • Has Discount • Special Offer • Ideal for Teens • Maid Service Available • Chef/Cook Available • Beach Nearby • Outdoor Ceremony • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Indoor Reception Available • Outstanding Landscapes



• Nearby Church/Chapel • Coffee Machine • Outdoor Pursuit & Activities •  
Hairdryer • Tourist Towns & Villages • Table Tennis • Indoor Games •  
Dishwasher • Microwave • Safety Deposit Box • Outdoor Games •  
Working Fireplace/Woodburner • Kid-friendly museum • Pre-Stocked  
Fridge Available • Wine-Tasting Available • Board games • Ideal for Babies  
& Toddlers • High Chair(s)

# Interior & Grounds

## The Villa (480 sqm)

### Ground Floor

- Living room with sofas, a log burning fireplace and patio doors leading into the garden area
- Dining room with a long table seating up to 15 guests and a mini bar
- Fully equipped kitchen with a five-burner gas stove, large oven, refrigerator, kettle, microwave, toaster, coffee machine, blender and dishwasher and patio doors opening onto the covered loggia outside with dining area (seating 20)
- Butlers pantry which is connected to the kitchen and includes an additional refrigerator, sink, wireless printer and washing machine
- Bedroom suite with a canopied queen-size bed, access to the garden and ensuite bathroom with a bathtub, separate shower, WC and bidet
- Powder room with WC and sink

### First Floor

- Hallway with lounge chairs, a wood burner and Juliette balcony
- Master suite with a queen size bed, built-in wardrobe and an ensuite bathroom with bathtub, separate shower, WC and bidet
- 1 x bedroom with queen-size bed, twin bed (cot if required) and built-in wardrobe
- 1 x bedroom with queen-size bed and built-in wardrobe
- 1x bathroom with bathtub, separate shower, WC and bidet (shared between the two bedrooms without ensuites)
- 1 x bedroom with queen-size bed and an ensuite bathroom which includes a shower, WC and bidet
- 1 x bedroom with twin beds and a set of bunk-beds accommodating up to 4 guests with an ensuite bathroom with shower, WC and bidet

### Outside Grounds (5 Acres)

- Swimming pool, open approximately end-May to end-September
- 10 x sun loungers, sun deck, dining table and chairs
- Loggia with large dining table seating up to 20 guests
- Open-air brick patio featuring cosy seating
- Gardens with a variety of plants and trees
- Bocce Ball Court
- Private driveway for parking

### Additional Facilities

- Wifi
- Air conditioning in all rooms
- Barbecue
- Washing Machine
- Hairdryer
- Iron and Ironing Board
- Table Tennis
- Games



## Location & Local Information

Pedaso Beach is just a 10-minute drive from the villa and offers golden sands, a lively boardwalk, and family-friendly beach clubs - perfect for sunbathing or evening strolls by the sea. For another nearby seaside escape, Cupra Marittima's beautiful white-sand beach with its own beach clubs is only 20 minutes away, ideal for swimming and relaxed days by the water.

Surrounded by vineyards, mountains, and picturesque villages this property offers an exceptional location. Due to this, there are many hikes nearby with some extraordinary views. Moreover, there is a huge array of amazing wineries to visit, with the closest being just a 10-minute drive away. This property is also a short distance from local restaurants and a supermarket. This area's local wine and food is delicious and inexpensive because it is a lesser-known region of Italy.

Reach the phenomenal Sibillini Mountains and National Park in just 45 minutes by car from Cerqua Bella. This park has abundant flora and is even home to wolves and birds of prey. It is also home to one of the highest peaks in Italy, Monte Vettore, which is 2,476 metres high.

Furthermore, you have an array of wonderful beaches at your fingertips. For example, from this property, you can explore the Conero Coast, one of the most beautiful coastlines in Italy, which is surprisingly still relatively unknown by tourists. These unmissable beaches are about an hour and 20 minutes away by car. For closer breathtaking beaches, you can head to Grottammare, which is only a 30-minute drive from the villa.

Additionally, several historic hilltop towns nearby are definitely worth a visit. Just a 25-minute drive away sit the enthralling towns of Torre di Palme and Fermo. Marvel at the intriguing mediaeval and renaissance buildings in Torre Di Palme. In the hilltop town of Fermo, you can take in unbelievable views as you roam the streets. What's more, this town is well known for having some of the best artisan shoemakers in Italy.

Further afield, you can reach the sensational city of Ancona, which is bursting with history, art and glorious architecture. Spend a day here admiring the elegant Cattedrale di San Ciriaco, wandering around the delightful harbour or visiting the fascinating Museo della Città di Ancona. Ancona is roughly an hour's drive from the villa.

## Local Amenities

Nearest Airport	<b>Ancona Airport</b> (91km)
Nearest Airport 2	<b>Abruzzo Airport</b> (104km)
Nearest Airport 3	<b>Giovan Battista Pastine International Airport</b> (253km)
Nearest Bar/Pub	<b>Rubianello</b> (3km)



Nearest Beach	<b>Pedaso (14km)</b>
Nearest City	<b>Perugia (174 km)</b>
Nearest Golf	<b>Golf Club I Lauri (12km)</b>
Nearest Restaurant	<b>Rubianello (3km)</b>
Nearest Supermarket	<b>Valmir (4km)</b>
Nearest Town	<b>Ancona (83km)</b>
Nearest Train Station	<b>Pedaso (14km)</b>
Nearest Village	<b>Rubianello (3km)</b>

## What we love

- Located in the marvellous Italian countryside, with an astounding 5 acres of land to enjoy.
- Within easy reach of incredible mountains, beaches and historic towns, this villa truly offers it all!
- This renovated farmhouse offers a captivating architectural mix of old and new.
- Terrific views of the surrounding hills and villages.

## What you should know...

- Please note that whilst this property can comfortably accommodate 15 guests, there are only 6 bedrooms. Please see the features tab for the full bedroom layout.
- It is recommended to hire a car to reach a more extensive range of amenities, larger towns and landmarks.

# 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:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Intimate and bespoke weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. <br> A cot and highchair are available on request. <br> Please note that whilst this property can comfortably accommodate 15 guests, there are only 6 bedrooms. Please see the features tab for the full bedroom layout.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning:** Extra \$500, payable to owner by bank transfer one month before arrival. 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. All other durations on request.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult 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 end-May to mid-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.