

La Badessa

Region: Le Marche **Sleeps:** 14

Overview

Italy's Le Marche region is a wonderful place for a relaxing holiday. Scattered with fortified hill towns and fringed with white sandy beaches, there is plenty to see and do within easy reach of the villa. As the home can sleep up to 18 guests, this would be an ideal setting for a memorable family trip or a break with a large group of friends.

Nestled in rolling hills and surrounded by groves of fruit and olive trees, La Badessa enjoys stunning views and a beautiful setting. The villa has recently been renovated to a very high standard, and indoors you will find contemporary interiors with all the modern conveniences you could need including Wi-Fi, air conditioning and Smart TVs.

The ground floor has a light and airy living room with a comfy L-shaped sofa and a fireplace for cooler months. Just next door, there is a fully-fitted kitchen and a dining space where you can gather together for breakfast before a day of exploring the local area. One of the bedrooms is located on the ground floor and has an en-suite bathroom which is disability adapted. This room would be brilliant for those with disabilities or elderly relatives.

The second floor boasts five further bedrooms, which all have en-suite bathrooms. One room is a suite with a mezzanine level that can sleep two children and a bathroom with an inviting roll-top bath.

Adjoining the main villa, there is also an independent annexe which can sleep four more guests and has a kitchenette and a whirlpool bath in the main bedroom. This dwelling could accommodate a family with two children or a group of friends and is just a stone's throw away from the main villa and shares the same grounds.

Stepping outside, you will find a vast garden well suited to al-fresco dining, as there is a fully-equipped outdoor kitchen and a large covered dining space. You can also find lots of outdoor sofas and built-in seating nooks in the garden where you can chat over a glass of wine or get lost in a good book. Views of the surrounding tree-filled Aso Valley can be enjoyed from the fantastic private pool and the upstairs terrace.

Though the home enjoys a serene, leafy setting, you are not cut off here, and there is a supermarket just 1km away. Many villages and towns are nearby, such as Campofilone which is 5km away, and Lapedona which is 6.5km away. When you would like to spend the day unwinding at one of Le Marche's gorgeous beaches, you can be at the coast within a 7km drive. There are pebble and sandy beaches in the seaside town of Pedaso, where you will also find shops, bars and restaurants where you can sample some of the delicious local cuisines, including spaghetti with clams and stuffed olives.



Facilities

Wi-Fi/Internet • Villa • Washing Machine • Coffee Machine • Wine Tasting
• Walking/Hiking Paths • Air-Con • Ground Floor Bed & Bath • Horse
Riding • Historical Sites • Tennis Nearby • Cycling • Hairdryer • Cots
(Cribs) • Laptop Friendly Workspace • Saltwater Pool • Table Tennis •
Beach Nearby • Chef/Cook Available • Pre-Stocked Fridge Available •
Cooking Classes Available • Yoga Classes Available • Wine-Tasting
Available • Transfers Available • Babysitting Available • Ideal for Babies &
Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer
• Dishwasher • Microwave • Electric Car Charger • All Bedrooms En-Suite
• Smart TV • Wheelchair Access • Heating • High Chair(s) • Fenced
Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (380m2)

Main Villa

Ground Floor

- Living room with L-shaped sofa, fireplace and TV
- Fully-fitted kitchen and diner with oven, hob, fridge freezer, dishwasher, microwave, toaster, blender, kettle, coffee machine and dining table
- Bedroom with double bed and en-suite bathroom with shower, sink, bidet and WC (disability adapted)
- Bathroom with shower, sink, bidet and WC
- Office

First Floor

- Suite with terrace access, a double bed and mezzanine level with two futon-style sofa beds (sleeping two guests), plus en-suite bathroom with bath and WC
- 4 x Bedrooms with double beds and en-suite bathrooms with shower, sink, bidet and WC

Annexe

- Kitchenette with table
- Bedroom with double bed and in-room whirlpool bath
- Mezzanine level with double bed
- Bathroom with shower, sink, bidet and WC

Outside Grounds (2400 m2)

- Private salt-water swimming pool (12m x 5m, max depth: 1.3m). Open approximately May-September
- Poolside sun loungers
- Expansive landscaped grounds with lawns, trees, herbs and flower beds
- Covered summer kitchen with wood burning oven, barbecue, dishwasher, induction hob, sink and wine fridge
- Covered dining terrace with two tables and built in seating
- Outdoor sofas
- Bathroom with shower, sink and WC
- Solar shower
- Private parking for 5 cars
- Electric car charging port

Facilities

- Wi-Fi
- Air conditioning
- Underfloor heating
- Smart TVs
- Iron and ironing board
- Hairdryer



Location & Local Information

With the sweeping coastline, rugged mountains and verdant hills near the home, La Badessa is set in the perfect location for exploring the authentic heart of Italy.

Within easy reach of the house, there are several pretty villages that you can visit, with the nearest, Campofilone, just 5km away, though you can also pick up groceries at a supermarket 1km away from the villa. Campofilone is a village built around a Benedictine Abbey in the 11th century. This Abbey still stands, as do the defensive walls around the village and the three large stone gates from the Middle Ages. The village, made up of maze-like narrow streets, is full of charm and is a lovely place to spend the afternoon. There are many places to visit while you wander around the old town, such as the Abbey, its idyllic vegetable garden, the town hall, and a medieval tower. The village is also a great place to stop for dinner, where you can try the famous *Maccheroncini*, a deliciously thin egg pasta. If you visit in August, you could join in with the festivities for the Chilli festival, where you could even taste Chilli ice cream.

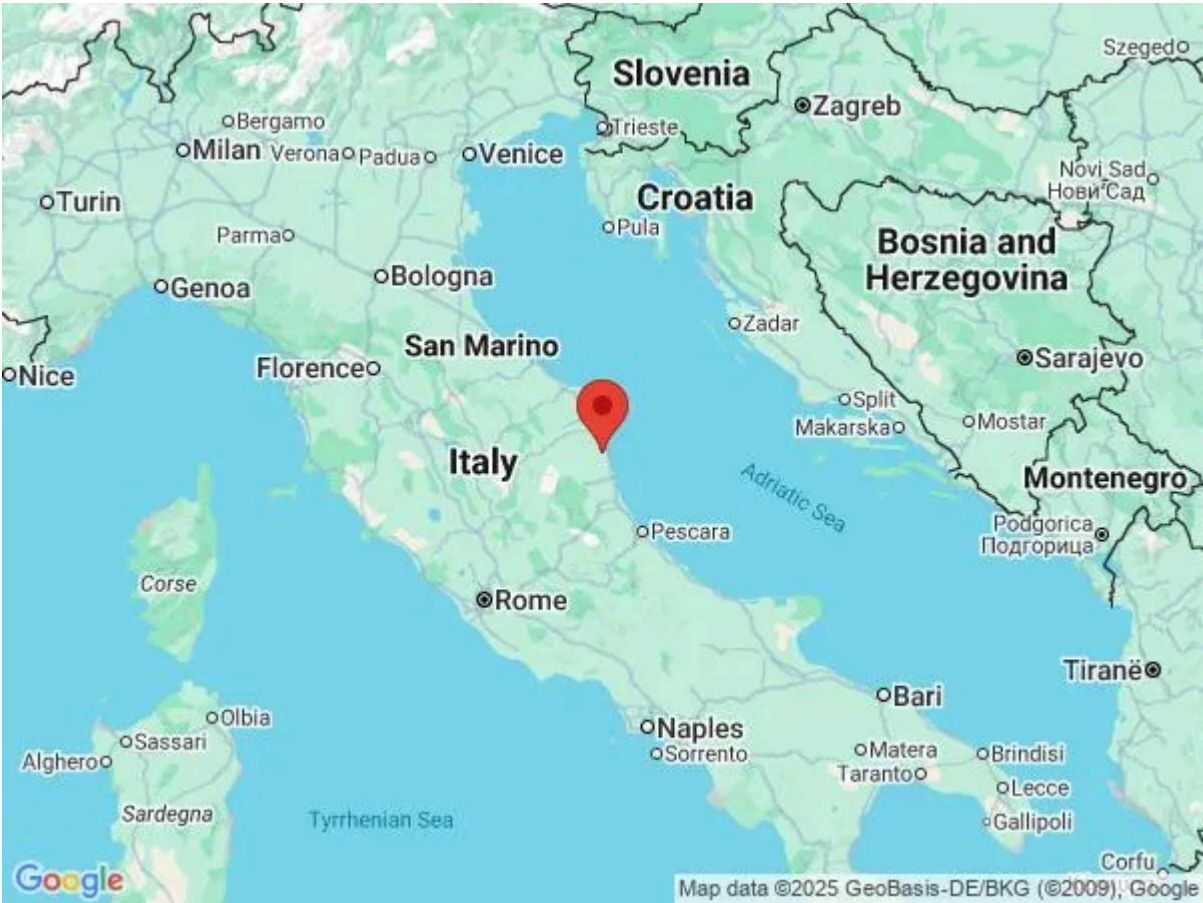
Also close to the villa, you can get outdoors and spend time in nature, walking or cycling along the trails that wind through the hills. The Aso River and the Sibillini mountains are close by and are lovely places to pass a peaceful morning. Many farms and vineyards are scattered around the countryside close to La Badessa, where fresh vegetables and delicious local wines are produced. If you would like to visit one of these family-run wineries, there are plenty to choose from, such as Tutto Doppio Vineyard and Farm which is 15km away. At Tutto Doppio you can enjoy a tour of the vineyard and olive groves, taste the wines, and stay for lunch.

As well as a beautiful interior, Le Marche is lined with a breathtaking coastline just a mere 7km away from the villa. The closest beaches can be found in the seaside town of Pedaso, both sandy and shingle beaches can be found here. The town also has a character-filled historic centre with a museum and ancient churches, a lively marina and a wide range of shops, cafes and restaurants.

Countless beaches can be found along this stretch of coastline, and you can find white sand beaches with clear water in the coastal town of Cupra Marittima, which is 15km from the villa. Cupra Marittima is a great place to spend the day as you can spend the morning relaxing on the beach and then visit the shell and archaeological museums in the afternoon to escape the heat of the day. For the best views over the surrounding hills and the sea beyond, head up to Cupra Alta, the oldest part of the town sitting in ancient fortifications.

Local Amenities

Nearest Airport	Ancona (84km)
Nearest Airport 2	Pescara (98km)



Nearest Ferry Port	Ancona (80km)
Nearest Train Station	Pedaso (7km)
Nearest Village	Monterubbiano (2km)
Nearest Town/City	Pedaso (7km)
Nearest Supermarket	(1km)
Nearest Beach	Pedaso (7km)
Nearest Restaurant	(2km)
Nearest Bar/Pub	Pedaso (5km)
Nearest Tennis	(16km)

What we love

- La Badessa sits in an idyllic location in Le Marche close to mountains and sweeping beaches and overlooking the Aso Valley
- This villa and adjoining annexe have recently been fully renovated in a modern style and can sleep 18 guests in bright and airy bedrooms
- The vast garden lends itself to outdoor living where you can enjoy the temperate climate all day long; there is a fully-fitted summer kitchen, covered dining areas, outdoor sofas and a refreshing private pool
- Le Marche is a wonderful location for an Italian escape; this unspoilt area is not over-run with tourists, so nearby you can visit sleepy hilltop villages such as Campofilone 5km away from the home or stunning beaches such as La Baia just 10km away
- EV charging station

What you should know...

- La Badessa sleeps up to 14 guests across the main villa and an adjoining annexe. An additional 2 guests under 18 years old can be accommodated on request. Please see the 'Features' tab for more information.
- One of the bedrooms in the main villa is set on the ground floor and has a disability-adapted bathroom, making it suitable for the elderly or those with disabilities.
- The villa sits in rolling countryside with peach trees and olive groves surrounding the grounds, and due to this setting, we recommend that you bring a car to explore the surrounding area. There are parking spaces and an electric car charging port available.

Terms & Conditions

- **Security deposit:** €1000 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 - 6.00 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?:** One pet on request only and with prior agreement with the owner. If accepted, a pet supplement of €150 per pet per stay will apply (payable locally).
- **Other Ts and Cs:** La Badessa sleeps up to 14 guests across the main villa and an adjoining annexe. An additional 2 guests under 18 years old can be accommodated on request. Please see the 'Features' tab for more information. Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information. 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. EV charging station, pay as you go
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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:** 5 nights in low season, 7 nights all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **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.
- **Property Licence Number:** CIR 109022-CAV-00002 CIN: IT109022B49ORPGG5A