

# Villa San Severino

**Region:** Le Marche **Sleeps:** 11

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## Overview

Offering beautiful views of the Italian countryside with a stunning mountainous backdrop, you will find Villa San Severino. This traditional stone villa offers a warm and welcoming home away from home and can sleep up to eleven guests in comfortable surroundings. From your rural base, guests are able to visit nearby villages and towns, explore protected nature reserves and also spend the day relaxing at the beach.

Villa San Severino sits next to a medieval watch tower within the green rolling hills, mountains and woodlands of Le Marche. This stone home with pretty, shuttered windows, fits in beautifully with its surroundings and offers simple, inviting accommodation to a large group of family or friends.

The home is set over two floors; downstairs the living spaces all wind around in to each other, which creates a sociable area where everyone can spend time together relaxing in the living room, enjoying meals or drinks in the dining room and cooking up delicious meals in the well-equipped kitchen. When you wish to turn in for the night, you should head upstairs and choose a bedroom from the five available; there are two bedrooms which have a double bed, plus a single bed for a child, two more double bedrooms and also a bedroom with a single bed. The bedrooms are served by three bathrooms, with a further bathroom available downstairs.

In the garden there is another handy room which is a great space for meals as there is a large dining table, a summer kitchen and a bathroom in there. The garden also offers a covered dining terrace, a private swimming pool, sun loungers for topping up your tan and of course incredible views.



The area around the home really lends itself to getting out in to nature and making the most of Le Marche's natural beauty. Whether you like a gentle stroll or prefer to challenge yourself to lengthy hikes, you can access the local countryside straight outside the door or head in to the Regional Natural Reserve of Monte San Vicino and Monte Canfai to which is close by. It is also possible to explore by mountain bike or horseback.

If you prefer café culture and art galleries to hiking, the villa is set only 8km away from the lively town of San Severino Marche, a historic walled town which is packed with historic attractions, shops, cafes and restaurants.

Though the villa enjoys a rural, inland setting, you can also visit the beach with ease as there are a range of gorgeous sandy beaches around 50km away by car.

## Facilities

Maid Service Available • Wi-Fi/Internet • Villa • Golf Nearby • Great Value • Tennis Nearby • Rural Location • Water park • Private Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Coffee Machine • Electric Car Charger • Hairdryer • TV • Parking Space • Walking/Hiking Paths • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room with sofa, armchairs, fireplace and TV
- Dining room with table seating 8 guests
- Fully-fitted kitchen with oven, hob, pizza oven, dishwasher, fridge freezer, microwave, toaster, blender and coffee machine
- Bathroom with shower, sink, bidet and WC

### First Floor

- 2 x bedrooms with double beds and one single bed
- 2 x double bedrooms
- Single bedroom
- 3 x bathrooms with showers, sinks, bidets and WCs

## Outside Grounds

- Private swimming pool
- Garden with mountain views
- Room in grounds with kitchenette, bathroom and dining space
- Poolside sun loungers and parasols
- Covered dining terrace
- Parking
- Historic well
- Barbecue
- Outdoor shower

## Facilities

- Wi-Fi
- Flatscreen TV
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



# Location & Local Information

Villa San Severino sits in a perfect location on a hillside in rural Le Marche. Close to the villa you can explore mountain hiking trails, visit vineyards and dine out in the town of San Severino Marche. You are also well-placed for taking day trips to the coast or visiting attractions such as the incredible Frasassi Caves.

Le Marche is a beautiful area which is off the usual tourist trails and is a fantastic place for nature lovers to visit. As soon as you leave the door of the villa, you will find yourself in a mountain landscape with walking routes, mountain biking trails and woodlands just a stone's throw away.

Visible from the home is part of the Regional Natural Reserve of Monte San Vicino and Monte Canfaieto, this vast protected area is a great place to spend the day in the ancient forests, in the park you can follow gentle signposted walks or lengthy hikes depending on your abilities.

For more challenging hikes as well as climbing, head to The Sibillini Mountains which divide Le Marche from neighbouring Umbria.

Another unmissable place to visit when holidaying in Le Marche are the Frasassi Caves which are 47km away. This huge, ancient cave system is filled with fossils and historic rock formations as well as indoor lakes, you can visit the caves with a tour guide and follow a number of different routes depending on the ages and abilities of your party. Thrill-seekers can follow the adventure trail though it is worth noting that little ones cannot follow this route.

If all of this sounds a little too energetic for you, then why not spend a day visit a local vineyard. The breathtaking Il Pollenza Estate is a wonderful choice as you can explore the gorgeous gardens and see the palatial home while here. When it comes to touring the cellars, you can book a simple tour ticket or you can book an exclusive private tour and wine tasting. The Il Pollenza Estate is a 14km drive away from the home.

As well as having a picture-perfect landscape, packed with natural attractions, Le Marche is also dotted with countless charming towns and villages which you can explore. The closest amenities to the home can be found in San Severino Marche which is just 8km away, so while you are able to enjoy the peace and quiet of the countryside, you will not be cut off when staying at Villa San Severino. The town is steeped in history and hails from the Palaeolithic period though most of the buildings we see today are medieval, such as the 13th century castle- Castello Aliforni which once defended the town.

## Local Amenities

Nearest Airport	Ancona Airport (56km)
Nearest Airport 2	San Francesco D'Assisi Airport (95km)



Nearest Town	<b>San Severino Marche (8km)</b>
Nearest City	<b>Ancona (49km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Shop	<b>Grocery shop in local village (4km)</b>
Nearest Golf	<b>Golf Cingoli (22km)</b>
Nearest Tennis	<b>(7km)</b>
Nearest Beach	<b>Spiaggia Libera - Lungomare Sud (49km)</b>

## What we love

- Nestled amidst olive and oak trees in a mountainous landscape, Villa San Severino is an idyllic country escape
- With five bedrooms and an open-plan living area, this rustic style stone home can sleep up to eleven guests making it perfect for a trip with the extended family
- The home is surrounded by a leafy garden with a private pool, a covered summer kitchen and dining areas which offer incredible views
- When you wish to dine out in the evening or need to pick up some fresh groceries, the closest town San Severino Marche is just 8km away

## What you should know...

- Two of the bedrooms at the villa boast a single bed as well as a double bed which is ideal for those travelling with young children.
- Villa San Severino enjoys a remote setting in a tiny hillside hamlet surrounded by woodlands, so guests will require a car in order to see more of Le Marche.
- 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.

# Terms & Conditions

- **Security deposit:** €500 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Included in high season, and extra cost of €150 in low season, payable locally. Please note that electric vehicle charging is not included.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).
- **Other Ts and Cs:** 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. Weddings, stag/hen parties and any other special events are not allowed. Please note it is not allowed to charge electric cars.
- **Changeover day:** Saturday from approximately end-May to mid-September. Flexible during all other periods.
- **End of stay cleaning available?:** No. Extra cost of €100 (2024) €150 (2025) per week, payable locally. This is for a standard changeover clean. 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 approximately end-May to mid-September. 5 nights during all other periods.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 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?:** 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:** IT043047C2ZK2K95GP / 043047-LOC-00002