

Villa Iliana

Region: Le Marche **Sleeps:** 16

Overview

Lie back on a sun lounger and soak in the views of the patchwork of green fields and mountains which envelop Villa Iliana. As the closest village is 5km away, the home is the perfect escape from day-to-day life and a fantastic base for exploring the villages, towns and parkland of Le Marche in the East of Italy.

This spacious, welcoming villa hails from the 17th century and offers character-filled rooms alongside modern facilities. Stepping into the stone home, you will find yourself in a large living room with comfy sofas and doors onto the garden. The well-equipped kitchen leads into the dining area, so there is plenty of room for everyone to come together for breakfast before heading out for the day.

The home has five bedrooms, four of which are located within the main villa, while the fifth is set within an independent annexe, which also has a living room with a kitchenette and a bathroom.

Outdoors, a leafy garden blends seamlessly into the undulating hills. Filled with floral planting, lawns, and established trees, the garden here is lovely to unwind and take in the uninterrupted rural views. A large private pool for a refreshing swim, covered dining terraces, a barbecue area, and even a hot tub are available.

This location is a wonderful choice for lovers of nature and the great outdoors. Those who prefer a long, more challenging hike or bike ride can visit the nearby Monte San Vicino or the Sibillini mountains.

If you would like to go out for lunch or need to pick up some fresh groceries, you can visit the little village, which is 5km away and has a good selection of shops and restaurants.

Facilities

Cycling • Walking/Hiking Paths • Ideal for Kids • Horse Riding • Villa • Private Pool • Wine Tasting • Historical Sites • Pets on Request • Has Discount • Great Value • Cots (Cribs) • Special Offer • Ideal for Teens • Maid Service Available • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Hot Tub • Tumble Dryer • Dishwasher • Smart TV • Working Fireplace/Woodburner • Heating • Caves/Pre-historic site • Pre-Stocked Fridge Available • Breakfast Available • High Chair(s)



Interior & Grounds

Villa Interior(240sqm)

Ground Floor

- Living room with garden access, sofas, armchairs and fireplace
- Fully-fitted kitchen with breakfast table, oven, stove, fridge/freezer
- Dining room with long dining table
- Double bedroom
- Bathroom with shower, sink, bidet and WC

First Floor

- Double bedroom with single bed
- 2xDouble bedrooms(connected by a mezzanine)
- Double bedroom with staircase leading to additional double and single bed
- 2 x bathrooms with showers, sinks, bidets and WCs

Annexe(directly connected to the wellness area)

- Living room with sofa and kitchenette
- Bedroom with double bed and double sofa bed
- Bathroom with shower, sink, bidet and WC

Outside Grounds

- Private swimming pool(12x6,1.2m depth)
- Wellness centre with hot tub
- Landscaped garden with trees, lawn and floral planting
- Covered dining terrace
- Balcony with outdoor seating
- Pool side sun loungers
- Barbecue
- Parking

Additional Facilities

- Wi-Fi
- Central heating
- Flatscreen TV
- Iron and iron dryer
- Mosquito nets in all windows



Location & Local Information

Villa Iljana is a delightful place where guests can rest properly within Italy's Le Marche region's verdant fields and rolling hills. As you sit in the serene garden, sipping your morning coffee, you will be able to hear nothing but the birds in the trees.

Le Marche is an authentic and beautiful area which has not yet been flooded with tourists. Here, you can get to know the charming nearby villages, explore the landscape on long hikes and bike rides and dine out on delicious local dishes.

Though the villa is set in the peaceful countryside and offers views over a patchwork of fields, shops and restaurants are within easy reach, so you will not be isolated. The closest village is just 5km away, and here you can find a range of eateries, including coffee shops, a barbecue restaurant, and a pizzeria. There are also several shops and a supermarket here.

If you want to visit a larger town packed with shops, restaurants and cultural sites, you should head to San Severino Marche, 12km away. This attractive town has pre-historic origins, and the streets here are filled with honey-hued medieval and Renaissance buildings. The oval-shaped Piazza del Popolo is a good place to start when exploring the town, as many of the artisan shops and eateries line the edges of the lively piazza.

Local Amenities

Nearest Airport	Ancona Airport (72km)
Nearest Airport 2	San Francesco D'Assisi Airport (79km)
Nearest Bar/Pub	(5km)
Nearest Beach	Spiaggia Libera - Lungomare Sud (69km)
Nearest City	Assisi (70km)
Nearest Golf	Golf Cingoli (38km)
Nearest Restaurant	Osteria del Borgo (5km)
Nearest Tennis	Tennis Club Castelraimondo (6km)
Nearest Town	Castelraimondo (5km)



What we love

- Villa Iliana is a charming 17th century home which belongs to the stunning rolling countryside surrounding it.
- Sleeping up to 16 guests, this spacious villa is the ideal choice for a getaway with the extended family.
- The garden here is a fantastic space and boasts a private swimming pool, an al-fresco dining table and a wellness centre with an inviting hot tub.
- While the home sits in the countryside, you are only 5km away from the shops and restaurants of the local town.

What you should know...

- Within one of the double bedrooms there is a staircase which leads to an additional double and single bed; this room can sleep five guests so would be great for a family group.
- In addition to the five bedrooms within the main home, there is a lovely annexe here which offers a bedroom, living room, kitchenette and bathroom.
- Please note that prices are for up to 12 guests. An extra bed can be added at an additional cost, up to 16 guests, payable locally.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- The first floor will be open up to the twelfth person, from the thirteenth the entire structure will be open.
- Due to the rural location, guests will require a car to see more of the area, there is parking available on site.
- It is mandatory to wear a swimming cap and to shower before entering the water.

Terms & Conditions

- **Security deposit:** €200 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:** 2.00 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that prices are for up to 12 guests. Any extra bed can be added at extra cost each, up to 16 guests, payable locally. 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning:** No. €412, payable to Oliver's Travels at the time of balance payment. 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.
- **Other 2:** A Jacuzzi is available on request an additional cost of 350€ per stay. Payable locally.
- **Other 3:** Cot and highchair are available on request.
- **Minimum stay:** 3,4 and 5 nights depending on season.
- **Heating costs included?:** Yes.
- **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?:** The pool is open from April 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.