

# Casa Sisto

**Region:** Le Marche **Sleeps:** 16

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## Overview

Perched high on a hill overlooking a quaint village and across rolling hills to the Adriatic Sea, Casa Sisto is a stunning 7-bedroom villa accommodating up to 16 guests in traditional Italian style and modern comfort.

Your Italian escape begins as you step through the ornate wrought-iron gate and are greeted by a lush garden that whispers tales of Mediterranean serenity. Separated into seven separate units, each bedroom boasts a private entrance for the utmost privacy and convenience.

Every room has vaulted wooden ceilings and private ensuite bathrooms with walk-in showers. Additionally, some rooms boast balconies, dedicated workstations, and even a cosy living room complete with a mini fridge.

Casa Sisto also has a fantastic, family-friendly restaurant and bar open for lunch and dinner. The restaurant specialises in Italian cuisine and is a local favourite.

Stepping outside to the expansive terrace reveals an alfresco haven with sweeping countryside views and the sparkling Adriatic. Imagine mornings sipping espresso in the sunshine or evenings under the stars, surrounded by the scent of blooming flowers and the gentle sea breeze.

The sprawling garden and the grounds are also home to a sumptuous swimming pool surrounded by sun loungers. Cool off with a refreshing dip or laze on its edges with a book in one hand and a cocktail in the other.

Casa Sisto is not just a villa; it's an invitation to indulge in the richness of Italian living, where the sun-kissed charm of the Adriatic Sea meets the comfort of a carefully curated home.



## Facilities

Hairdryer • Walking/Hiking Paths • TV • Coffee Machine • Villa • Wine Tasting • Watersports • Air-Con • Weddings • Wi-Fi/Internet • Ground Floor Bed & Bath • Historical Sites • Tennis Nearby • Cycling • Boat Trips • Maid Service Available • Rural Location • Marquee Hire Permitted • Cots (Cribs) • Private Pool • Beach Nearby • Outdoor Ceremony • Allow Ceremonial Fire • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Included • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

### Ground Floor

- 3 x bedrooms with double beds, TVs, AC and ensuite bathrooms with showers

### First Floor

- 4 x bedrooms with double beds, TVs, AC and ensuite bathrooms with showers

## Outside Grounds

- Private swimming pool (14m x 6m, depth: 1.4m), open from approximately May to September
- Terrace
- Terrace furniture
- Al fresco dining area
- Sun loungers
- Barbecue
- Private parking
- Garden
- Onsite restaurant (open for lunch and dinner)

## Facilities

- Wi-Fi
- Iron/ironing board
- TVs
- Air Conditioning
- Hairdryer





# Location & Local Information

The coastal town of Grottammare (a 9-minute drive) is one of Italy’s most beautiful villages and is known as the “pearl of the Adriatic.” Stroll its palm-tree-lined beach, dine at fabulous eateries, and explore the picturesque town as it climbs up the hill to an ancient fortress.

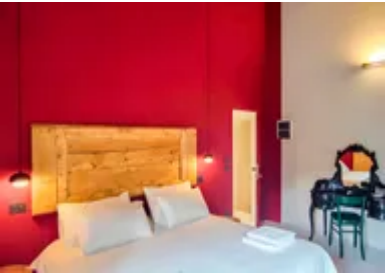
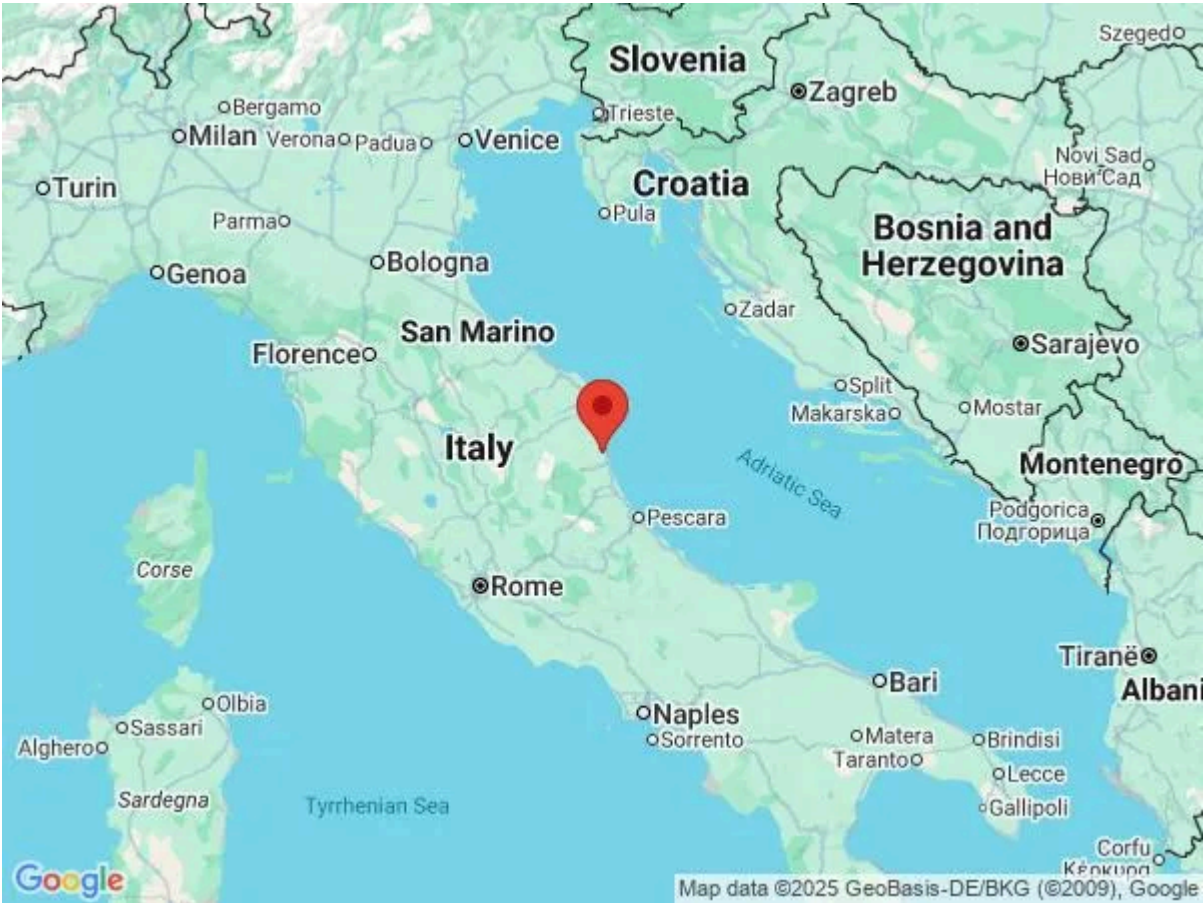
Wine lovers will certainly want to explore the wide range of local wineries. Some of the nearby wineries include La Caniette (19-minute drive), Cantina San Michele a Ripa (21-minute drive), and Cantina Numa di Liberi Pier Francesco (25-minute drive).

Fortezza Medievale di Acquaviva Picena (18-minute drive) is an imposing medieval fortress boasting breathtaking views of the surrounding countryside.

Ascoli Piceno (35-minute drive) is an exquisite town crafted in travertine stone and lavishly decorated. The historic centre of town is brimming with historic buildings and busy piazzas. Don’t forget to try one of the region’s specialities in Ascoli Piceno – olive all’ ascolana – typically olives stuffed with meat and fried. The town is charming at night, so drop in at the Historic Caffè Meletti (one of Italy’s 150 historic cafes) and observe the town’s renowned “glow” (an effect of the travertine).

## Local Amenities

Nearest Airport	Abruzzo Airport (82km)
Nearest Airport 2	Ancona International Airport (95km)
Nearest Village	Grottamare (6km)
Nearest Restaurant	(Onsite)
Nearest Supermarket	Grottamare (6km)
Nearest Bar/Pub	Grottamare (6km)
Nearest Tennis	San Benedetto del Tronto (10km)
Nearest Beach	Grottamare (6km)



## What we love

- The onsite family restaurant makes dining a breeze. The popular restaurant is open to external guests too.
- The sumptuous swimming pool surrounded by sun loungers is the perfect place to relax and rejuvenate.
- There are breathtaking views across the rolling hills of the Le Marche countryside and the sparkling Adriatic Sea.

## What you should know...

- The swimming pool is unfenced, so please be mindful of children at play.
- Two additional beds can be placed in bedrooms at no additional cost to accommodate up to 16 guests.
- A car is essential when staying at this property to be able to explore everything this beautiful region has to offer.
- An exquisite breakfast with organic and homemade products, is included in rental rates
- Please note that the restaurant is only open to the public at dinner time. Nevertheless, it closes at midnight to ensure quietness overnight.
- This property is suited for guests who are not looking for complete privacy.
- There is a professional kitchen used by staff only, guests have not access to it.

# 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:** 1.00 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:** 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 the restaurant is open to the public at dinner time, therefore this property is suited for guests who are not looking for complete privacy. 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 available?:** No. €250, 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 approximately Mid-June to Mid-September. 5 and 3 nights all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Not available.
- **Pool opening dates?:** The pool is open from 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: 044023-CHT-00002 CIN: IT044023B9ERUFGI7O