

# Villa Urbania

**Region:** Le Marche **Sleeps:** 10

## Overview

Villa Urbania is a beautifully restored farmhouse nestled in the rolling hills of Le Marche, offering a peaceful escape with easy access to nearby towns. Blending rustic charm with modern comfort, the villa spans two floors and has been thoughtfully renovated to create a luxurious countryside retreat.

The ground floor features a bright, open-plan living space with a double-height ceiling, cosy sofas, a Smart TV, and a fireplace. It flows into a stylish kitchen and dining area equipped with top-tier appliances and a table seating ten. This level also includes three comfortable bedrooms: one double with an en-suite, one with a double and single bed plus en-suite, and a further double with access to a family bathroom.

Upstairs, the mezzanine offers a second lounge with a sofa bed and a twin bedroom with its own shower room.

Outside, the villa is made for enjoying the warm Italian climate with covered seating areas, a pergola, an al-fresco dining space, and a stunning infinity pool overlooking the countryside.

Located just 5km from Urbania and 15km from the historic city of Urbino, Villa Urbania is the perfect blend of serenity, comfort, and cultural discovery.

## Facilities

Wi-Fi/Internet • Historical Sites • Horse Riding • Hairdryer • Walking/Hiking Paths • Coffee Machine • Villa • Washing Machine • TV • Air-Con • Cots (Cribs) • Great Value • Rural Location • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s) • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## The Villa

### Villa Interior

#### Ground Floor

- Living room with sofas, TV and fireplace
- Open-plan kitchen and dining room with dining table seating ten, oven, hob, fridge freezer, dishwasher, microwave, kettle and coffee machine
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed, single bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink, bidet and WC

#### First Floor Mezzanine

- Bedroom with two single beds
- Sitting area with sofa bed
- Bathroom with shower, sink and WC

#### Outside Grounds

- Garden with lawns, trees and panoramic views
- Private swimming pool (16m x 5m, 1.45m deep) open end of March until end of October
- Finnish hot tub
- Covered dining terrace
- First floor covered pergola
- Outdoor sofas
- Sun loungers and parasols
- Guest WC
- Barbecue
- Parking

#### Additional Facilities

- Air conditioning (extra cost)
- Wi-Fi
- Satellite TVs
- Iron and ironing board
- Baby cot and high chair (on request)
- First aid kit
- Gas and carbon monoxide detector



# Location & Local Information

A holiday in Urbania, Le Marche offers a peaceful escape into Italy's unspoilt countryside, far from the summer crowds. Just 5km from the tranquil Villa Urbania, the charming town of Urbania is a hidden gem with authentic restaurants, boutique shops, and a warm local atmosphere. Be sure to book ahead at popular eateries, loved by both locals and travellers alike.

For art lovers, the Montefeltro Art Views provide a unique experience – nine scenic hilltop balconies offering vistas that inspired Renaissance masters like Piero della Francesca and Leonardo da Vinci. Each site includes fascinating insights into the artworks and artists.

Only 14km away, Urbino is a must-visit medieval city and UNESCO World Heritage Site. Explore the majestic Ducal Palace, home to the Galleria Nazionale delle Marche and works by Raphael, or stroll through cobbled streets brimming with history.

If you're craving the coast, Pesaro lies just 50km away. Enjoy its sandy beaches or dive into its cultural scene, shaped by native composer Gioachino Rossini. Visit the Civic Museum, join an e-bike tour, and dine in its vibrant restaurants. Urbania offers the perfect blend of nature, history, and authentic Italian charm.

## Local Amenities

Nearest Airport	Federico Fellini International Airport (70 km)
Nearest Airport 2	Ancona Airport (99 km)
Nearest Bar/Pub	Urbania (5 km)
Nearest Beach	Spiaggia libera Baia Flaminia (51 km)
Nearest City	Rimini (76 km)





Nearest Restaurant	<b>Urbania</b> (5 km)
Nearest Supermarket	<b>Conad City</b> (5 km)
Nearest Town	<b>Urbania</b> (5 km)
Nearest Train Station	<b>Stazione di Pesaro</b> (48 km)

## What we love

- Villa Urbania is the perfect blend between old and new; offering modern interiors inside a beautiful Le Marche farmhouse.
- This delightful, period home can accommodate up to ten guests making it the ideal choice for larger groups.
- The private infinity pool offers incredible, panoramic views over the countryside.
- Guests staying here can make the most of the peace and quiet, yet the town of Urbania is just 5km away when you wish to go out for dinner.

## What you should know...

- The final cleaning charge, air conditioning and heating are not included in the booking fee.
- An additional sofa bed is available on the mezzanine level, while a pouf bed can be added to the living room, meaning the house can accommodate ten guests if needed.
- Guests will need to hire a car when staying here due to the rural setting.

# Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 4 p.m. to 7 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, included in the rental price.
- **Linen & towels included?:** Yes. Extra cost for air-conditioning (on request): 100 €/week to be arranged with the owner.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br> <br> 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible. However, from 29-06 to 31-08, bookings must start from Saturday.
- **End of stay cleaning available?:** Not included in the rental price, extra €150 to be paid to Oliver's Travels with the balance. 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?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Not included in the rental price, extra cost according to consumption, to be paid locally.
- **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?:** No.
- **Pool opening dates?:** The pool is open approximately mid-April to end-October. 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:** CIN: IT041066B5UEIA5QCN