

Villa Urbania

Region: Le Marche Sleeps: 10

Overview

Villa Urbania, a meticulously restored farmhouse nestled amidst the picturesque landscape of Le Marche, offers guests a serene haven with a touch of authentic Italian charm. Perched atop rolling hills, the villa provides a perfect retreat, allowing guests to immerse themselves in the tranquility of the surroundings while also offering easy access to nearby towns.

The historic farmhouse spans two floors, seamlessly blending the original rustic allure with contemporary elegance. The extensive renovation has ensured a harmonious marriage of traditional features and modern amenities, creating a luxurious and comfortable living space.

The ground floor welcomes guests into an open-plan layout, characterized by a spacious double-height living area bathed in natural light. Complemented by plush sofas, a Smart TV, and a fireplace, this space seamlessly flows into the well-appointed kitchen and dining area. The modern, fully-fitted kitchen is equipped with top-tier amenities, while a formal dining table accommodates up to ten, fostering leisurely gatherings.

The ground floor hosts three inviting bedrooms, each exuding its unique charm. A double bedroom with an en-suite shower room, a versatile room featuring both a double and a single bed with an en-suite bathroom, and a delightful double room utilising a family bathroom provide comfortable accommodations for guests.

Ascending the feature staircase, a cosy sitting area with an additional sofa bed awaits, offering an ideal space for relaxation. An inviting bedroom with two single beds and a shower room complete the mezzanine level, ensuring ample sleeping arrangements.



The outdoor spaces of Villa Urbania are designed to maximise enjoyment of the splendid climate. Covered lounge areas, a first-floor pergola, and a dining space surround the focal point – a stunning infinity pool bordered by inviting sun loungers which overlooks the beautiful countryside.

The villa's location is strategically placed, just 5km from Urbania, a charming Italian town where shops and traditional restaurants beckon. For a dose of cultural exploration, the UNESCO-protected city of Urbino is a mere 15km away, promising a journey through history and art. Villa Urbania seamlessly combines tranquillity, modern comfort, and proximity to authentic Italian experiences, making it an ideal retreat for those seeking a perfect blend of relaxation and exploration.

Facilities

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

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

Facilities

- Air conditioning
- Wi-Fi
- Satellite TVs
- Washing machine
- Iron and ironing board
- Hairdryers



Location & Local Information

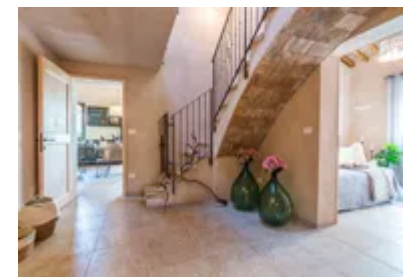
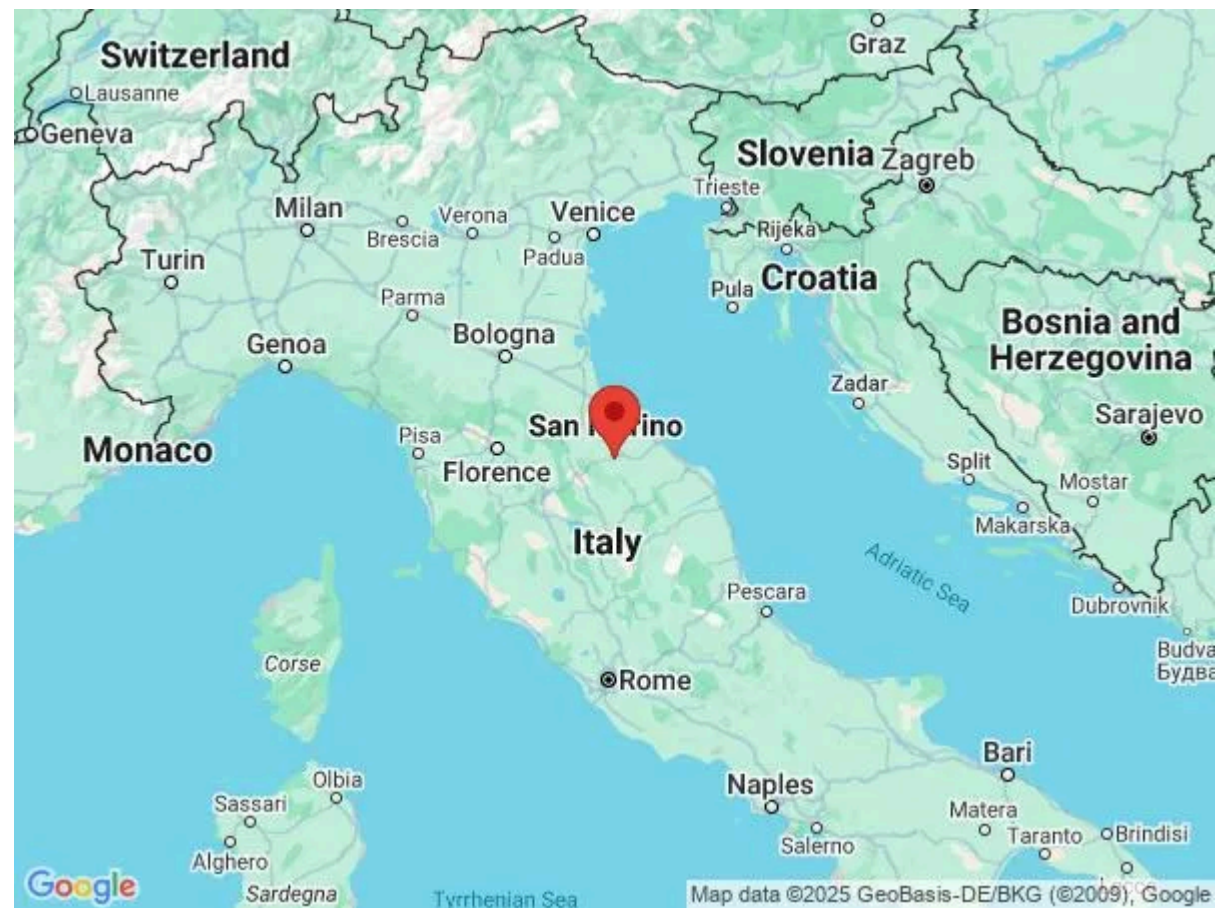
A holiday to Urbania in Le Marche, Italy, promises a magical escape into the unspoilt countryside, offering a serene retreat away from the bustling crowds often found in other popular Italian destinations during the summer months. Nestled within this idyllic setting is the charming Villa Urbania, a haven where rustic landscapes invite you to embark on leisurely walks, delightful picnics, and captivating horse rides.

Just 5km away lies the authentic Italian country town of Urbania, a hidden gem that remains un-altered by mass tourism. Here, visitors can immerse themselves in the local culture, exploring a range of authentic restaurants that boast popularity among both locals and discerning travellers. It is advisable to book a table in advance, as the town's culinary offerings are in high demand. Urbania also hosts a variety of shops, providing an opportunity to peruse and purchase unique local finds.

For art enthusiasts, an attraction called the Montefeltro Art Views beckon exploration. Scattered across the countryside atop hilltops, these nine panoramic balconies offer breathtaking views that echo the landscapes immortalized in the paintings of Piero della Francesca and Leonardo Da Vinci. Each viewpoint provides insightful information on the artists and their masterpieces, creating a harmonious blend of natural beauty and artistic heritage.

Venturing 14km away, the medieval walled city of Urbino awaits with its timeless allure. A UNESCO World Heritage Site, Urbino boasts a rich history and architectural marvels. Visitors can explore the Ducal Palace, a masterpiece of Renaissance architecture, housing an extensive collection of art and artifacts. The city's cobblestone streets lead to charming squares and historic sites, creating a captivating journey through the past. Art aficionados will appreciate the Galleria Nazionale delle Marche, home to works by renowned artists such as Raphael.

For those yearning for a beach day, the coastal town of



Pesaro beckons, a mere 50km away from Urbania. Revel in the sun and sea at beautiful beaches like Spiaggia Bagni and Bagni Lallo. Alternatively, immerse yourself in the town's cultural offerings, shaped by the birthplace of composer Gioachino Rossini. Explore the Civic Museum, embark on an E-bike tour, and dine in trendy restaurants, all while soaking in the artistic and musical heritage that defines Pesaro's unique charm. Whether strolling through medieval towns or basking on pristine beaches, a holiday in Urbania and its surroundings promises a perfect blend of culture and natural beauty.

Local Amenities

Nearest Town/City	Urbania (3 km)
Nearest Airport	Ancona (100 km)
Nearest Beach	Fano (60 km)
Nearest Shop	Urbania (3 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 and the use of the air conditioning 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
- Those travelling with a baby can request a travel cot and a high chair
- 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
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Air-Conditioning (on request): 100 €/week to be arranged with the owner. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

 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