

# Villa Codarda

**Region:** Le Marche **Sleeps:** 9

## Overview

Welcome to Villa Codarda, a charming historic farmhouse in the heart of Le Marche, offering a serene retreat for up to nine guests. Surrounded by lush countryside, its bold yellow exterior hints at the warmth and character within.

Inside, traditional touches like tiled floors, shuttered windows, and fireplaces blend with modern comforts including Wi-Fi, air conditioning, and satellite TVs. The villa's unique two-level layout, each with its own living area and kitchen, allows ample space for relaxation.

The ground floor features an open-plan living/dining area with a fireplace, a corner sofa, armchairs, and a piano, alongside a fully equipped main kitchen and a bathroom. Upstairs, you'll find a second kitchen, living space with a sofa bed, and three inviting bedrooms: two doubles (one with en-suite shower), and a larger room with a double bed and bunk beds, plus an en-suite bathroom with a bath.

The villa's outdoor spaces are perfect for unwinding, with covered terraces, al fresco dining areas, and a private pool with sun loungers overlooking the peaceful landscape.

Ideally located just 5km from Pergola, Villa Codarda offers access to scenic walks, and day trips to destinations like Urbino and the beaches of Pesaro (60km). A perfect blend of comfort, charm, and countryside living.

## Facilities

Washing Machine • Hairdryer • Horse Riding • Coffee Machine • Villa • Wi-Fi/Internet • TV • Air-Con • DVD • Cots (Cribs) • Private Pool • Bicycles Provided • Great Value • Rural Location • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Electric Car Charger • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## The Villa

### Ground Floor

- Living room
- Fully-fitted kitchen with island and dining table
- Bathroom with shower, sink and WC

### First Floor

- Small kitchen and living area with sofa bed, table and porch access
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and bunk bed, with en-suite bathroom with bath, sink, bidet and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink, WC and washing machine

### Outside Grounds

- Enclosed garden with lawn and trees
- Private salt water swimming pool (12m x 6m, 1.1m-1.4m deep) open approximately end of April to end of October
- Covered dining terrace
- Outdoor seating areas with armchairs
- Sun loungers and parasols
- Electric car charging port
- Brick and gas barbecue
- Bicycles
- Parking

### Additional Facilities

- Air conditioning
- WI-FI
- Iron and ironing board
- Window nets in all non-French windows
- Cot and high chair (on request)
- Fire extinguisher
- First aid kit



# Location & Local Information

If you're looking for a destination off the typical tourist trail, Le Marche offers a perfect mix of peaceful countryside, cultural gems, and coastal charm. Nestled near the Sentiero Cascata dei Barbi hiking area, Villa Codarda provides a tranquil base for nature lovers, with nearby trails and waterfalls to explore.

Local villages feature traditional cafes, restaurants, and even a small railway museum, giving you a true taste of authentic Italian life. Just 5km away, the town of Pergola offers a vibrant atmosphere with shops, eateries, a historic theatre, and an archaeological museum.

For a cultural day trip, Gubbio (40km) enchants with medieval streets, the impressive Piazza Grande, Palazzo dei Consoli, and its fresco-filled Duomo. Enjoy dining al fresco in its charming Centro Storico.

Alternatively, a 60km drive to Pesaro leads to beautiful Adriatic beaches like Paradise Beach and a lively town full of cultural attractions. Visit Rocca Costanza, explore the old town, or enjoy fresh seafood at beachfront restaurants.

From Villa Codarda, you can enjoy Le Marche's best—natural beauty, rich history, and seaside relaxation—all in one unforgettable Italian escape.

## Local Amenities

Nearest Airport	Ancona (70 km)
Nearest Bar/Pub	Pergola (6 km)
Nearest Beach	Marotta (35 km)
Nearest City	Perugia (82 km)
Nearest Restaurant	Pergola (6 km)



Nearest Shop	Pergola (4 km)
Nearest Supermarket	Conad (5 km)
Nearest Town	Pergola (7 km)

## What we love

- Villa Codarda is an elegant home sitting in the verdant landscape of Le Marche.
- This spacious villa can accommodate up to nine guests, making it ideal for the larger group.
- The private pool is the focal point of the stunning garden and is a great place to cool off on a hot day.
- The villa is the ideal setting for a relaxing rural escape, though you are not cut off here as the nearest town, Pergola is just 5km away.

## What you should know...

- Extra costs will be incurred for end of stay cleaning, air conditioning use and additional cleaning for if you bring a pet by prior arrangement
- Guests will require a car when staying here, if your vehicle is electric, there is a charging port here
- The pool is not fenced, so children should be supervised when outdoors.



# Terms & Conditions

- **Security deposit:** €250 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. Air conditioning is extra and charged on consumption. Electric car charging station charged on consumption based on market price (max. 6 KW)
- **Linen & towels included?:** Not included in the rental price, extra cost according to consumption, to be paid locally.
- **Pets welcome?:** On request. Extra fees may apply.
- **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. 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:** Saturday.
- **End of stay cleaning available?:** Not included in the rental price, extra €130 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?:** Extra €25/day, payable locally in cash.
- **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.
- **Property Licence Number:** CIN: IT041043B52PVXXDEZ