

# Villa Fiorano

Region: Le Marche    Sleeps: 12

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## Overview

Experience an enchanting holiday at Villa Fiorano in the heart of Le Marche, Italy, where the splendid villa overlooks local hills and a mountainous landscape. This two-story haven accommodates up to twelve guests, making it an ideal retreat for extended family or friends seeking to explore the wonders of Le Marche together.

Villa Fiorano seamlessly blends old-world charm with modern comforts. Traditional brick and terracotta exteriors reveal stunning interiors adorned with preserved ceiling beams, exposed stonework, poured concrete floors, and atmospheric lighting. Modern amenities, including Wi-Fi, air conditioning, and Satellite TVs, ensure a comfortable stay for guests.

The ground floor unveils a cosy living room with patterned sofas, armchairs, and a fireplace, leading to a dining space and a fully-fitted, modern kitchen. The unique sleeping arrangement of the home includes mezzanine levels; there is one bedroom with a double-sized bed and a mezzanine level with two single beds, plus an en-suite shower room. Next to this, there is an additional double room, and a bedroom with a single bed. A mezzanine level at the end of the corridor offers another single bed, accompanied by a shared family bathroom.

Descending to the lower floor reveals the pièce de résistance—an incredible indoor swimming pool surrounded by doors opening onto the garden. This level also features a smaller kitchen, a living area with a dining table and sofa, and two double bedrooms, one with an en-suite bathroom and the other with access to a family bathroom.

Outdoors, the lush garden seamlessly merges with the rolling hills, providing ample space for relaxation, al-fresco



dining on the covered terrace, and a jacuzzi soak with panoramic views. The location is strategic, with easy access to local walking routes, vineyards, farm restaurants, and the town of Cagli just 5km away.

For those seeking further exploration, medieval cities and the stunning coastline are within reach, offering a diverse range of experiences and adventures during your unforgettable holiday at Villa Fiorano.

## Facilities

Villa • Air-Con • Cycling • Historical Sites • Wine Tasting • Horse Riding • Walking/Hiking Paths • Ideal for Teens • Special Offer • Has Discount • Maid Service Available • Pets on Request • Heated Pool • Indoor Pool • Ground Floor Bed & Bath • Saltwater Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating

# Interior & Grounds

## The Villa

### Lower Ground Floor

- Indoor heated saltwater swimming pool (10m x 5m) with doors on to garden. Open approximately mid-April to mid-October.
- Open-plan room with fitted kitchen, dining table seating four, sofa and TV
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bathroom with shower, sink and WC
- Laundry room

### Ground Floor

- Living room with sofas and fireplace
- Open-plan kitchen and dining room with oven, hob, fridge freezer, dishwasher, microwave, mixer, kettle and coffee machine, plus dining table seating six
- Bedroom with double-sized bed, mezzanine level with two single beds and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bedroom with single bed
- Stairs to mezzanine level with single bed
- Bathroom with shower, sink, bidet and WC

### Outside Grounds

- Private garden with lawns and rural views
- Jacuzzi
- Covered dining terrace
- Outdoor sofas
- Sun loungers and parasols
- Chairs and coffee tables
- Barbecue
- Parking

### Additional Facilities

- Air conditioning (on request and extra cost)
- WI-FI
- Satellite TVs
- Washing machine



- Iron and ironing board
- Fans
- Hairdryers

## Location & Local Information

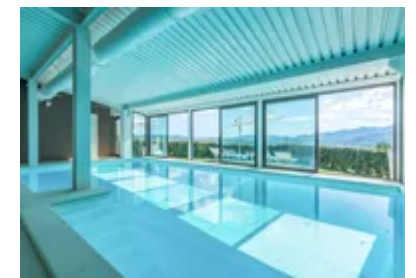
Nestled in the picturesque region of Le Marche, Italy, Villa Fiorano promises an idyllic escape, surrounded by the serene beauty of the countryside. This charming home offers a perfect blend of rustic charm and modern comfort, making it an ideal base for a memorable Italian retreat.

The villa, situated in a countryside setting, provides a haven for those seeking relaxation and immersion in local culture. Surrounded by rolling hills and verdant landscapes, it serves as a perfect starting point for various activities, such as visiting local farm restaurants, embarking on long walks through the undulating countryside, and indulging in truffle hunting trips, a unique and authentic experience in this region.

Despite its rural location, Villa Fiorano ensures that you won't feel isolated, with the town of Cagli just a short 5km away. Cagli offers a delightful mix of amenities, including shops, restaurants, supermarkets, cafes, and bars. The town's historic centre is a treasure trove of cultural wonders, featuring the ruins of the Rocca di Cagli, the cathedral of Santa Maria Assunta, and prominent landmarks like Palazzo Felici and Palazzo Preziosi Brancaleoni. Museums such as the Archaeological Museum of Flaminia and the Diocesan Museum of Cagli provide a deeper insight into the region's rich history.

For an enriching day trip, the charming city of Urbino beckons, a mere 30km away. Renowned for its well-preserved Renaissance architecture, Urbino boasts landmarks like the Ducal Palace and the Oratory of St. John the Baptist, offering a journey through history and art.

For a coastal excursion, venture to Pesaro, located 63km from Villa Fiorano. This charming seaside town is renowned for its vibrant atmosphere and cultural offerings. Take a leisurely stroll along the waterfront promenade, explore the historic Old Town with its charming alleys, and visit notable landmarks such as the



Ducal Palace. Additionally, Pesaro is blessed with beautiful beaches, providing a perfect opportunity to bask in the sun, take a refreshing swim, or simply unwind with the sound of the Adriatic Sea as your backdrop.

In summary, a holiday in Villa Fiorano, within the heart of Le Marche, promises a harmonious blend of tranquillity, cultural exploration, and coastal delights, ensuring an unforgettable Italian getaway.

## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (76km)</b>
Nearest Airport 2	<b>Ancona (90km)</b>
Nearest Bar/Pub	<b>Cagli (3km)</b>
Nearest Beach	<b>Fano (50 km)</b>
Nearest City	<b>Perugia (80km)</b>
Nearest Golf	
Nearest Restaurant	<b>Cagli (3km)</b>
Nearest Supermarket	<b>Cagli (3km)</b>
Nearest Village	<b>Cagli (3km)</b>

## What we love

- Villa Fiorano offers an incredible indoor swimming pool with doors which open out onto the garden meaning you can enjoy a swim in all weathers
- With five spacious bedrooms sleeping up to twelve guests, this large home suits those on a family escape
- Outdoors you can take in the mountain views from the jacuzzi or the al-fresco dining areas
- The home is located a mere 5km drive away from the historic town of Cagli

## What you should know...

- If you wish to make use of the; pool heating, central heating, a second cot and the air conditioning, these are available at an extra cost.
- Guests should be aware that some of the beds at Villa Fiorano are set on mezzanine levels within either another bedroom or a hallway.
- Due to the peaceful setting we recommend you arrive by car which can be parked securely on site.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 16:00 - 19:00. 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?:** Air-conditioning available on request at extra cost of €100 per week, payable locally in cash.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request. Extra fees may be applied. Please be aware the owners cats occasionally visit the outside grounds of the villa.
- **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 air-conditioning and heating are available on request and at an extra cost.
- **Changeover day:** Saturday. All other days on request.
- **End of stay cleaning:** Extra €150, payable to Oliver's Travels with the balance payment. 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 €100 per week, payable locally in cash.
- **Pool heating charge?:** No, extra €50 per day, payable locally in cash. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately mid-April to mid-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.