

# Villa Costanzo

Region: Le Marche    Sleeps: 11

## Overview

Escape to the rolling hills of Le Marche and enjoy a serene countryside retreat at Villa Costanzo, a charming two-storey farmhouse set on a working agriturismo. Surrounded by farmland and panoramic views, this villa blends rustic character with comfort, making it an ideal escape for families or groups.

On the ground floor, a welcoming open-plan living and dining area invites relaxation, featuring plush sofas, armchairs, and a pool table. The adjacent fully equipped kitchen offers everything needed for home-cooked meals shared around the long dining table.

Upstairs, six thoughtfully furnished bedrooms provide cosy accommodation. Three feature en-suite double rooms, while another double room and a triple room share a family bathroom. An extra bed can be added to one of the larger rooms if required.

Outdoors, guests can cool off in the private swimming pool or unwind on the sun loungers, soaking up the peaceful scenery. A large, covered terrace with a dining table offers the perfect spot for alfresco meals overlooking the countryside.

The villa is just 4km from San Costanzo, a traditional town with restaurants and shops, while the sandy beaches of Marotta lie only 12km away. For a cultural day out, the historic town of Fano, known for its Roman architecture, is just 16km from your doorstep. Villa Costanzo offers the perfect balance of rural charm, comfort, and access to both the Adriatic coast and Italy's cultural treasures.

## Facilities



Wi-Fi/Internet • Washing Machine • Wine Tasting • Villa • TV • Coffee  
Machine • Hairdryer • Cycling • Historical Sites • Horse Riding •  
Walking/Hiking Paths • Rural Location • Pool/Snooker • Maid Service  
Available • Cots (Cribs) • DVD • Private Pool • Ideal for Babies & Toddlers  
• Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher •  
Microwave • Satellite TV • Heating • High Chair(s) • Fenced Grounds •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages



# Interior & Grounds

## The Villa

### Ground Floor

- Living room with sofas, TV and pool table
- Dining room with fireplace
- Fully-fitted gourmet kitchen
- 2 x guest WCs
- Laundry room

### First Floor

- Hallway with seating area
- 3 x bedrooms with double beds and en-suite bathrooms with showers, sinks and WCs (possibility to add a single bed in one of the rooms)
- Bedroom with double bed
- Bedroom with three single beds
- Bathroom with shower, sink and WC

### Outside Grounds

- Garden with lawns, terraces and rural views
- Private swimming pool (15m x 10m, 1m-1.4m deep) open approximately end-April until mid-October
- Large covered patio with lounge area and dining table
- Poolside sun loungers and parasols
- Brick barbecue
- Parking

### Additional Facilities

- Wi-Fi
- Fans
- DVD player
- Music system
- Iron and ironing board
- Fire extinguisher
- Cot and high chair (on request for additional cost)
- Window nets



# Location & Local Information

Embark on a relaxing getaway to the unspoilt region of Le Marche with Villa Costanzo as your charming countryside base. Surrounded by rolling hills, this peaceful retreat offers the perfect blend of relaxation, cultural discovery, and culinary delights.

Just 4km away lies San Costanzo, a historic town with roots dating back to the 8th century BC. Stroll its cobbled streets, admire its palazzos and churches, and, if you visit in spring, enjoy the Polentara Festival, a celebration of the local dish, polenta.

For a day by the sea, head 12km to the beaches of Marotta, where golden sands and clear waters await. Enjoy swimming, sunbathing, or trying out local seafood in the nearby seaside restaurants.

Only 16km away, the vibrant town of Fano offers more cultural charm and Blue Flag beaches. Dine al fresco in its historic centre or along the waterfront promenade, and enjoy the laid-back Adriatic lifestyle.

After a day of exploring, return to Villa Costanzo to unwind poolside, savour local wine and regional cuisine, and take in the stunning countryside views. It's the ideal destination for those looking to experience the authentic heart of Italy.

## Local Amenities

Nearest Airport	Ancona (45 km)
Nearest Airport 2	Rimini (55 km)
Nearest Bar/Pub	San Costanzo (4km)
Nearest Beach	Marotta (9 km)
Nearest City	Ancona (46km)



Nearest Golf	Mia Golf Club (36km)
Nearest Restaurant	San Costanzo (4km)
Nearest Supermarket	San Costanzo (4km)
Nearest Town	Fano (17km)
Nearest Train Station	Marotta (10km)
Nearest Village	San Costanzo (4km)

## What we love

- Villa Costanzo lies in idyllic countryside setting within a family-run agriturismo.
- With expansive living areas and five bedrooms, this spacious villa would suit a large family on a special holiday.
- Outdoors there is a vast covered space with dining areas and sofas so that you can spend time outside in comfort even in the heat of the day.
- There are a number of rural villages near to the home and you can reach the town of San Costanzo with ease.

## What you should know...

- This home is not air-conditioned, though the thick walls and the tiled floors will keep it quite cool.
- An extra single bed can be added to one of the bedrooms if needed.
- Due to the rural location, we recommend that guests bring a car in order to explore Le Marche.
- Please note home security devices are installed at the villa, please enquire for further information.

# 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?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. Extra costs may apply. Please enquire for more information.
- **Other Ts and Cs:** 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. A cot is available on request for an extra cost. Please enquire for more information. Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday during high season. Flexible during all other periods.
- **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?:** Extra cost based on consumption according to market price, payable 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 opening dates?:** The pool is open approximately end 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.
- **Property Licence Number:** IT041051B5VWIHSBRK.