

Villa Modeagni

Region: Le Marche **Sleeps:** 8

Overview

Villa Modeagni is a beautifully restored two-storey farmhouse nestled in the rolling hills of Le Marche, offering a cosy retreat for 8 to 10 guests. Blending rustic charm with modern comforts, this inviting villa features a spacious open-plan living and dining area with a fireplace, a fully equipped kitchen with a breakfast bar, and a laundry room and bathroom on the ground floor.

Upstairs, guests will find three comfortable bedrooms—two with double beds and a third with two sets of bunk beds, ideal for children. An additional camping house is available (extra cost) which provides extra space for larger groups, adding a fun, nature-inspired experience.

Outside, the villa boasts a large garden with a summer kitchen, multiple al-fresco dining areas, and a private pool perfect for warm summer days. Surrounded by countryside trails and within easy reach of the villages of Massa Fermana (3.5km) and Mogliano (6km), Villa Modeagni offers a peaceful base with access to local culture, amenities, and coastal day trips.

Facilities

BBQ • Air-Con • Washing Machine • TV • Villa • Coffee Machine • Hairdryer • Horse Riding • Walking/Hiking Paths • Wi-Fi/Internet • Rural Location • Great Value • Cots (Cribs) • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Smart TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities



Interior & Grounds

The Villa

Ground Floor

- Living area with two sofas and decorative fireplace
- Dining area with table seating eight
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave and kettle
- WC with laundry area

First Floor

- 2 x bedroom with double-sized bed
- Bedroom with two sets of bunk beds
- Bathroom with shower, sink and WC

Outside Grounds

- Vast garden with lawns and rural views
- Private swimming pool (8m x 4m, 1.4m deep) open approximately mid-April to end-September
- Dining table with parasol
- Pool side sun loungers
- Summer kitchen with sink and barbecue
- Outdoor shower
- Parking
- Camping house with single beds

Additional Facilities

- Air conditioning (in bedrooms)
- Wi-Fi
- Smart TV
- Music system
- Iron and ironing board
- Fans
- Fire extinguisher
- First aid kit
- Cot and high chair (on request)



Location & Local Information

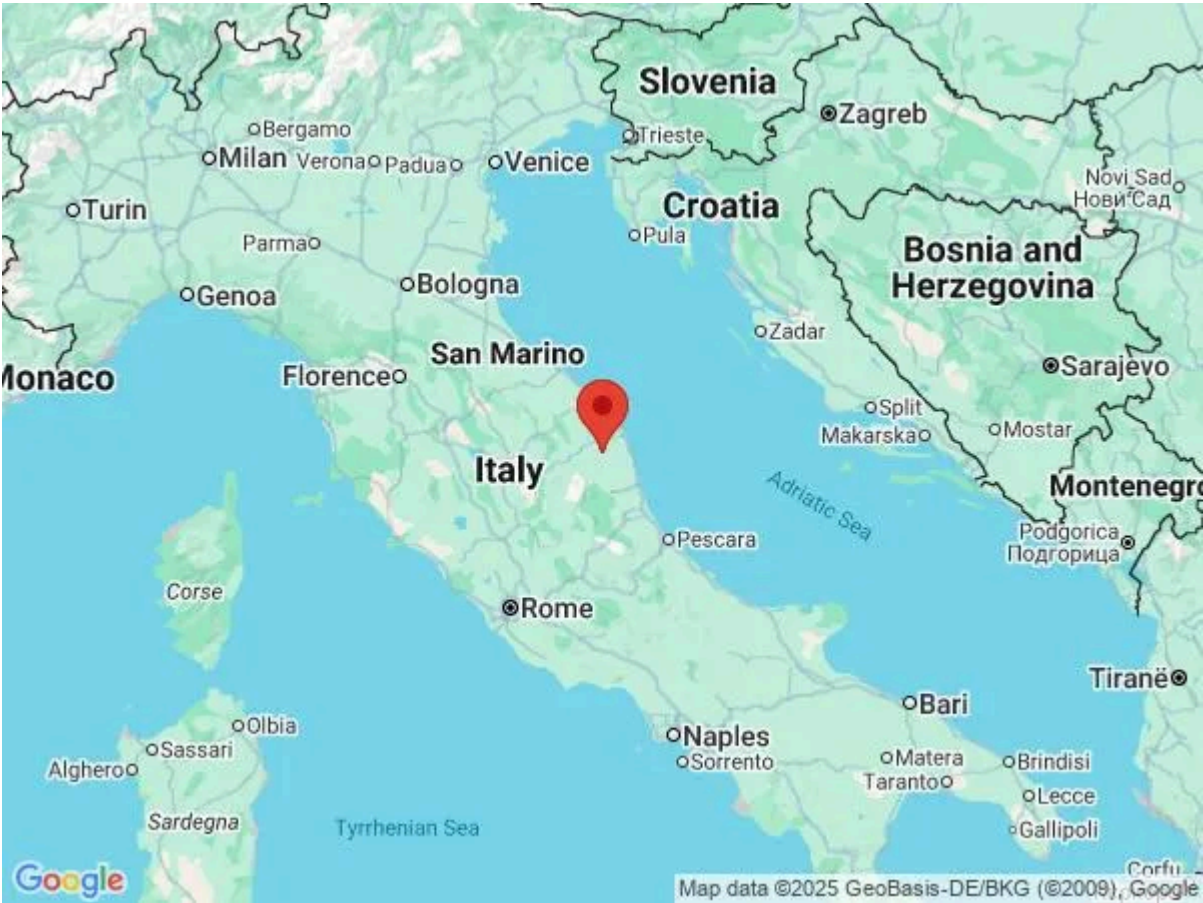
A holiday at Villa Modeagni in Le Marche, Italy, offers a peaceful escape surrounded by rolling hills and natural beauty. Ideal for families and outdoor enthusiasts, the villa provides easy access to scenic walking and cycling trails, and even horse trekking through the countryside. Adventurers can explore the nearby Sibillini Mountains for climbing or bouldering, while food lovers will enjoy local wine tastings and truffle hunts.

Just 3.5km away, the village of Massa Fermana offers essentials like grocery shops, bars, and bike rentals. For a more vibrant setting, Mogliano (6km) features cafes, restaurants, and attractions such as the Hat Museum, medieval Rocca fortress, and historic churches. Local craft shops add charm with handmade souvenirs.

For a beach day, Civitanova Marche is only 35km away, offering sandy beaches, clear waters, and activities like water sports and beachside dining. Whether relaxing by the sea or exploring the countryside, Villa Modeagni is the perfect base for a memorable Italian holiday.

Local Amenities

Nearest Airport	Ancona (87 km)
Nearest Airport 2	Rimini (175 km)
Nearest Airport 3	Perugia (115 km)
Nearest Bar/Pub	Montappone (5 km)
Nearest Beach	Civitanova Marche (37 km)
Nearest City	Ancona (76 km)
Nearest Ferry Port	Ancona Port (80 km)



Nearest Restaurant	Montappone (5 km)
Nearest Supermarket	Conad City (6 km)
Nearest Town	Montegiorgio (5 km)
Nearest Train Station	Porto S. Elpidio (33 km)

What we love

- Villa Modeagni is a beautiful Le Marche home which sits amidst a scattering of ancient villages and near to the Sibillini mountains.
- The villa can sleep up to eight people in the main house, while two more guests can book the cute camping house.
- The garden here is a peaceful escape where you can dine al-fresco and swim in the refreshing pool.
- The closest amenities can be found in the village of Massa Fermana which is 3.5km away and the town of Mogliano which is 6km away.

What you should know...

- The main villa can accommodate up to eight guests. If you require extra space for guests, you can rent a small camping cabin for two more guests.
- The rental price does not include the use of air conditioning, central heating or cleaning fees which are charged separately.
- Those travelling with a baby or toddler can request the use of a cot and highchair.
- In order to explore Le Marche, you will need a car as much of the region is rural.

Terms & Conditions

- **Security deposit:** €300 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, extra €150 for A/C (on request) per week, payable locally.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Camping house available for €150 per week, payable locally.
 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.
- **Changeover day:** Saturday in 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. Please enquire for further information.
- **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 towels included?:** No.
- **Pool opening dates?:** The pool is open approximately mid-April to end-September. 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.