

# Villa Modeagni

Region: Le Marche    Sleeps: 8

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## Overview

Villa Modeagni stands as a picturesque retreat amidst the rolling green hills of Le Marche, offering a charming two-story abode for a memorable family break. With its capacity to comfortably accommodate eight to ten guests, this rustic yet elegant home promises a cosy and inviting atmosphere.

Upon entering the ground floor, guests are greeted by an open-plan layout that seamlessly blends age-old charm with modern comforts. The room exudes character with its decorative fireplace and exposed ceiling beams, showcasing the heritage of the property. However, the villa has undergone a full renovation utilising eco-friendly methods and materials, ensuring sustainability while providing contemporary amenities such as Wi-Fi and a washing machine.

The living area on the ground floor offers a cozy space for gatherings, complemented by a formal dining area that seats eight guests comfortably. Adjacent to this space lies a modern, fully equipped kitchen complete with a breakfast bar and all necessary appliances for culinary endeavours. Completing the ground floor are a convenient laundry room and a bathroom, adding to the convenience of the living space.

Ascending to the upper floor reveals three warm and welcoming bedrooms, each exuding a sense of comfort and peace. Two of the bedrooms feature double-sized beds, while the third is ideal for children with two sets of bunk beds, offering a fun sleepover experience every night.

For larger groups of up to ten guests, the option to hire the camping house within the grounds adds a touch of adventure, allowing guests to sleep amidst nature's



embrace.

Outdoors, the villa boasts a splendid garden space, featuring a summer kitchen for outdoor cooking adventures and a selection of al-fresco dining areas for enjoying meals amidst the stunning surroundings. A fantastic pool beckons on warm summer days, providing a refreshing oasis for relaxation and leisure.

Moreover, the villa's location offers easy access to local walking trails, inviting exploration of the picturesque countryside, and nearby villages such as Massa Fermana, just 3.5km away, where essential amenities can be found. Additionally, the town of Mogliano, a mere 6km from the villa, awaits with a plethora of attractions and amenities, ensuring a well-rounded holiday experience. For those seeking coastal adventures, the ease of access to a range of coastal towns from the villa allows for memorable seaside excursions, completing the allure of Villa Modeagni as an ideal holiday destination in Le Marche, Italy.

## Facilities

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

# 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- May to early October
- Dining table with parasol
- Pool side sun loungers
- Summer kitchen with sink and barbecue
- Outdoor shower
- Parking

### Facilities

- Air conditioning
- WI-FI
- Smart TV
- Music system
- Washing machine
- Iron and ironing board
- Fans
- Fire extinguisher
- Hairdryers





## Location & Local Information

A holiday at Villa Modeagni in Le Marche, Italy, promises an idyllic escape amidst breathtaking rural vistas, offering a serene retreat for families and adventurers alike. Surrounded by rolling hills and lush landscapes, the villa serves as a perfect base for various outdoor activities. Guests can embark on leisurely walks or challenging hikes along nearby trails, rent bicycles to explore the picturesque countryside, or opt for a memorable horse trek through the verdant hills, soaking in the tranquility of the surroundings.

For the more adventurous souls, the Sibillini mountains present opportunities for climbing and bouldering, providing an adrenaline-pumping experience amidst stunning natural scenery. Those with a taste for culinary delights can indulge in wine tastings or truffle hunts, immersing themselves in the region's rich gastronomic heritage.

Nearby, the quaint village of Massa Fermana, just 3.5km away, offers essential amenities such as grocery stores and local bars, along with bike rental facilities.

For a wider array of attractions, Mogliano, merely 6km from the villa, beckons with its charming streets lined with shops, cafes, bars, and restaurants. Visitors can explore fascinating museums like the Hat Museum, marvel at the bastions of the Rocca Medioevale fortress, or admire historic churches while strolling along the town's lovely art trail. Craft shops selling locally made goods and handicrafts add to the town's allure, offering unique souvenirs to take home.

For a day by the sea, Civitanova Marche, 35km away, boasts stunning beaches along the Adriatic coast. Here, visitors can unwind on pristine sands, take refreshing dips in the azure waters, or partake in various water sports activities. The town also offers a plethora of attractions, including charming seafront promenades, vibrant beach clubs, and delectable seafood restaurants serving fresh catches of the day. Whether basking in the sun or



exploring cultural treasures, a holiday at Villa Modeagni promises an unforgettable Italian experience for all.

Local Amenities

Nearest Airport	Ancona (87 km)
Nearest Airport 2	Rimini (175 km)
Nearest Airport 3	Perugia (115 km)
Nearest Town/City	Massa Fermana (3 km)
Nearest Town/City	Mogliano (5 km)
Nearest Beach	Civitanova Marche (37 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.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **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:** Flexible. Any day other than Saturday and Sunday in mid and high season.
- **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 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 end April to early 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:** IT109011B4U9ILCKZY.