

# Casa Armonia

Region: Le Marche    Sleeps: 5

## Overview

Casa Armonia is a beautifully restored farmhouse nestled in the green hills of Le Marche, offering a unique blend of rustic charm and modern comfort. Designed with sustainability and creativity in mind, this former barn has been transformed into a stylish holiday retreat for up to four adults and one child. The owners, Doriana and Giuseppe, have lovingly reused original materials and furnishings, blending traditional elements with contemporary design. The result is a serene escape that feels both grounded in history and refreshingly modern.

Spread over 150m<sup>2</sup> and set within a fenced 400m<sup>2</sup> plot, Casa Armonia offers a host of luxurious amenities. Guests can unwind in the heated whirlpool tub with chromotherapy and ozone therapy, dine under the bioclimatic pergola, or soak in the sun beside the shared swimming pool next door. Indoors, the villa boasts an open-plan living area with a cosy lounge, modern kitchen, and dining space. Two beautifully designed double bedrooms with en-suite bathrooms provide comfort and privacy.

Perfectly located for exploring the gastronomic and cultural gems of Acqualagna and Urbino, Casa Armonia invites guests to slow down and connect with the region's rich history, cuisine, and nature. Whether you're truffle hunting or sipping wine under the stars, every moment here feels harmonious.

## Facilities

Air-Con • Private Pool • Ideal for Kids • Walking/Hiking Paths • Special Offer • Pets on Request • Has Discount • Cots (Cribs) • Ideal for Teens • Maid Service Available • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Hot Tub • Dishwasher • Microwave • Smart TV • Heating • Wine-Tasting Available • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## The Villa

### Ground Floor

#### Entrance

- Open plan living area: bright living room, dining room and fully equipped kitchen
- Bedroom 1: Double bed, private entrance from outside and ensuite bathroom with a - shower
- Laundry area
- Guest bathroom

### Mezzanine Floor

- Bedroom 2: Double bed and ensuite bathroom with a shower

### Exterior

- Porch for al-fresco dining
- Brick barbecue
- Paved solarium
- Sunbeds
- Heated whirlpool tub with chromotherapy and ozone therapy
- Synthetic grass lawn
- Panoramic, bioclimatic pergola overlooking the valley
- Swimming pool (5 x 3,50m, depth 1,30m)

### Additional Facilities

- Sofa bed suitable for a child
- Mosquito nets on all windows, except the two large windows on the mezzanine floor
- Air conditioning in the living room and bedrooms





# Location & Local Information

Set on the edge of Acqualagna, known as the Italian capital of truffles, Casa Armonia is ideally located for discovering the food, history, and natural beauty of Le Marche. From here, guests can venture to the dramatic Furlo Gorge State Nature Reserve, perfect for hiking or cycling in unspoiled landscapes. The nearby Renaissance city of Urbino, a UNESCO World Heritage Site, is a cultural treasure filled with art, architecture, and vibrant student life.

Acqualagna itself offers a lively calendar of events, including truffle fairs in autumn, the Palio del Re in June, and seasonal food festivals. The local area is also a dream for foodies, with fresh produce, wines, and artisanal products available year-round. Despite its peaceful setting, Casa Armonia is only a short drive from these cultural highlights and authentic experiences. You'll enjoy the tranquility of the countryside with the convenience of nearby towns and attractions.

## Local Amenities

Nearest Airport	Ancona (89km)
Nearest Airport 2	San Francesco d'Assisi Airport (85km)
Nearest Airport 3	Florence (195km)
Nearest Beach	Fano (45km)
Nearest City	Ancona (90km)
Nearest Golf	(70km)
Nearest Restaurant	(8km)
Nearest Shop	(8km)
Nearest Supermarket	(10km)
Nearest Tennis	(40km)
Nearest Village	Acqualagna (8km)



## What we love

- The villa blends tradition and modernity with its beautifully reused materials and design!
- The outdoor whirlpool with chromotherapy offers a truly luxurious way to unwind.
- Located just minutes from Acqualagna, perfect for truffle hunting and food lovers.

## What you should know...

- The swimming pool is in a neighbouring fenced property belonging to the same owners, accessible exclusively to guests.
- The villa is on two levels connected by a modern led lighted staircase.
- A car is essential to explore the local area
- Air conditioning is available at extra cost in the living room and bedrooms
- Mosquito nets on all windows, except the two large windows on the mezzanine floor
- An additional sofa bed is available for children on request.
- Due to the different levels throughout the property, it is not suitable for guests with mobility issues.
- High chair and cot available upon request.

# Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded after departure, subject to full security inspection.
- **Arrival time:** 4 p.m. and 7 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 11:00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).
- **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. <br> 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. <br> Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in high season. Flexible(except Sunday) during other periods.
- **End of stay cleaning available?:** No. €70, payable locally. This is for a standard changeover clean. 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?:** Not allowed.
- **Other 2:** Air-conditioning available at extra cost of €100 per week. payable locally.
- **Minimum stay:** 7 nights in high season. 5 nights during other periods.
- **Heating costs included?:** At extra cost based on consumption up to the market's rates. Payable locally.
- **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 end-April to start-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.