Casa Marchigiana

Region: Le Marche **Sleeps:** 9

Overview

Casa Marchigiana is a beautifully restored private villa in the region of Le Marche offering a perfect blend of rustic charm and refined comfort. Surrounded by a fully fenced garden and olive trees, the property invites you to relax and reconnect with nature, while remaining conveniently close to the beach.

Inside, the villa spans three levels and balances traditional features, exposed beams, terracotta floors, stone details, with fresh style and comfort. On the ground floor is a bright living room with fireplace and dining area, a well equipped kitchen and lounge, a shower bathroom and laundry area. The first-floor houses two double bedrooms (one with an additional single bed) plus a bathroom with shower and bathtub; a twin bedroom leads via stairs to the upper level with a further double bedroom and a shower bathroom.

Outside you'll find a swimming pool with Roman steps, a shady porch furnished with table, chairs and sofas, an equipped gazebo for outdoor meals and a veranda with a Jacuzzi for indulgent evenings under the stars.

Whether you're enjoying a dip in the pool, a long al fresco meal or simply relaxing indoors, Casa Marchigiana provides a stylish yet relaxed base for exploring the coast and countryside of Le Marche.









Facilities

Carbon Monoxide Detector • Walking/Hiking Paths • Cycling • Ideal for Kids • EV Charger • Working Fireplace/Woodburner • Private Pool • Villa • Air-Con • Special Offer • Cots (Cribs) • Has Offer • Has Discount • Pets on Request • Ideal for Teens • Maid Service Available • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Table Tennis • DVD • Bicycles Provided • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Wine Cellar • Outdoor Games • Heating • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









The Villa

Ground Floor

- Living room with fireplace and dining table
- Well-equipped kitchen with lounge area
- Bathroom with shower
- Laundry area

First Floor

- Bedroom 1: Double bed
- Bedroom 2: Double bed, additional single bed, ensuite bathroom with shower and - bathtub
- Bathroom with shower
- Bedroom 3: Twin beds

Second Floor

- Bedroom 4: Double bed
- Bathroom with shower

Outside Grounds

- Large garden
- Private swimming pool (12 x 4m; depth 1m - 1.4m) with Roman stairs
- Porch with al-fresco dining area
- Lounge furniture
- Gazebo
- Veranda with jacuzzi
- Outdoor shower
- Portable barbecue

Additional Facilities

- Air conditioning available in the bedrooms
- Bicycles
- Electric car charging point (costs measured on consumption)
- Wine fridge
- Window nets
- Baby cot and high chair (on request)
- Ironing facilities

Location & Local Information

Casa Marchigiana is situated in the countryside of the province of Fermo in Le Marche, offering a tranquil environment with beautiful views yet within easy reach of the Adriatic coast. The villa's location means you can wake up among olive trees and hills, then be on the beach in a short drive. Nearby towns such as Monte Giberto host lively summer events: notably the Festival of Florentine Steak of Le Marche PGI at the start of August, and other exhibitions, concerts and food festivals across the province. From this base you can easily visit the sandy beaches, seaside promenades, or explore inland trails, charming villages, and local markets. Whether you're after nature, gastronomy or cultural evenings, the villa's location offers a wonderful mix of relaxation and discovery.

Local Amenities

Nearest Airport	**Ancona Airport Raffaello Sanzio (90 km)**
Nearest Airport 2	**San Francesco d'Assisi Airport (148 km)**
Nearest Bar/Pub	**Grottazzolina (4 km)**
Nearest Beach	**Porto San Giorgio (20 km)**
Nearest City	**Perugia (156 km)**
Nearest Restaurant	**Grottazzolina (4 km)**
Nearest Town	**Ancona (83 km)**
Nearest Train Station	**Porto San Giorgio (23 km)**
Nearest Village	**Grottazzolina (4 km)**
Nearest Supermarket	**CONAD (7 km)**









What we love

- The swimming pool with Roman stairs, spacious pool terrace and Jacuzzi veranda is ideal for both calm mornings and evening indulgence.
- There's a large garden, porch and gazebo equipped for outdoor dining, perfect for relaxed long meals and social moments.
- The location that offers peace and privacy yet is close enough for the coast, local festivals and charming towns.

What you should know...

- Air conditioning is available in the bedrooms only; main living areas may be warmer in high summer.
- The villa is spread over three levels; some mobility challenged guests may prefer to confirm bedroom access and staircase details ahead of booking.

Terms & Conditions

- **Security deposit:** No security deposit is required. Instead, guests must pay a mandatory, non-refundable Damage Waiver Fee (please refer to the “Damage Waiver” section below). This fee helps cover accidental and unintentional damage that may occur during your stay.

- **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.
 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 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:** Standard changeover clean and mid-stay cleaning are included in the price. 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.

- **Other Cleaning:** Extra cleaning available at 12€ an hour - subject to prior arrangement with the owner after booking. Subject to availability.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights.

- **Heating costs included?:** Yes.

- **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 from approximately April to late-November. 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.

- **Damage Waiver:** A mandatory, non-refundable damage waiver fee of €150 is payable to Oliver's Travels to give you added peace of mind during your stay. The damage waiver provides limited cover for accidental damage to the property or its contents, up to a maximum of €5,000. Damage caused by deliberate or reckless acts is excluded. Any damage must be reported during your stay for the waiver to apply. Failure to report damage will invalidate the waiver. Should the cost of repairing any damage exceed €5,000, guests will be responsible for covering the additional costs.