Villa Sovana

Region: Le Marche **Sleeps:** 14

Overview

Villa Sovana is a spacious and welcoming countryside retreat in the heart of Italy's Le Marche region, ideally suited to large groups and family holidays. Set among rolling hills and peaceful rural scenery, the villa accommodates up to fourteen guests and is thoughtfully designed to balance shared living with private space.

Arranged over two levels, Villa Sovana features five comfortable bedrooms and multiple bathrooms, with bright, practical interiors that feel relaxed and inviting. The ground floor is centred around a generous living area with ample seating and a sofa bed, opening directly onto the garden and covered porch. A well-equipped kitchen connects seamlessly to the outdoor dining area, making it easy to enjoy long, leisurely meals together. Upstairs, four double bedrooms each benefit from en-suite bathrooms and private balconies, offering restful retreats with countryside views.

Outside, the villa is surrounded by a large, fenced garden ideal for families, with plenty of space to relax and play. The private saltwater swimming pool includes a shallow area suitable for children, while sun loungers, a shaded porch for al fresco dining, and outdoor games such as table tennis and table football add to the relaxed holiday atmosphere. Modern conveniences include private parking, an electric vehicle charging point, and pet-friendly facilities.

Located within easy reach of the Adriatic coast, Villa Sovana combines peaceful rural living with convenient access to sandy beaches, historic towns, and local food and wine experiences, making it an excellent base for exploring this unspoilt region of Italy.







Facilities

Eco Friendly (Sustainable) • Air-Con • Private Pool • <1hr to Airport • Villa • Ideal for Kids • Has Offer • Ideal for Teens • Has Discount • Special Offer • Cots (Cribs) • All Bedrooms En-Suite • Ground Floor Bed & Bath • Saltwater Pool • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Table Tennis • Tumble Dryer • Dishwasher • Microwave • Smart TV • Outdoor Games • Table Football • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa
Ground Floor
- Living area with two sofas (one of which can be converted into a sofa bed)
- Kitchen with electric oven and dining table
- bedroom with double bed and single bed (can be converted into a double bed) and ensuite bathroom with shower and washing machine. Access to the porch
- 2 x bathroom with shower

First Floor
- 4x bedroom with double bed and ensuite bathroom with shower and panoramic balconies

Outside Grounds
- Garden
- Saltwater pool (12 x 5m)
- Porch with outdoor kitchen and dining area

Additional Facilities
- Air conditioning
- Electric car charging station
- Baby cot and high chair (on request)
- Fire extinguisher
- First aid kit
- Portable barbecue
- Window nets
- Ironing facilities









Location & Local Information

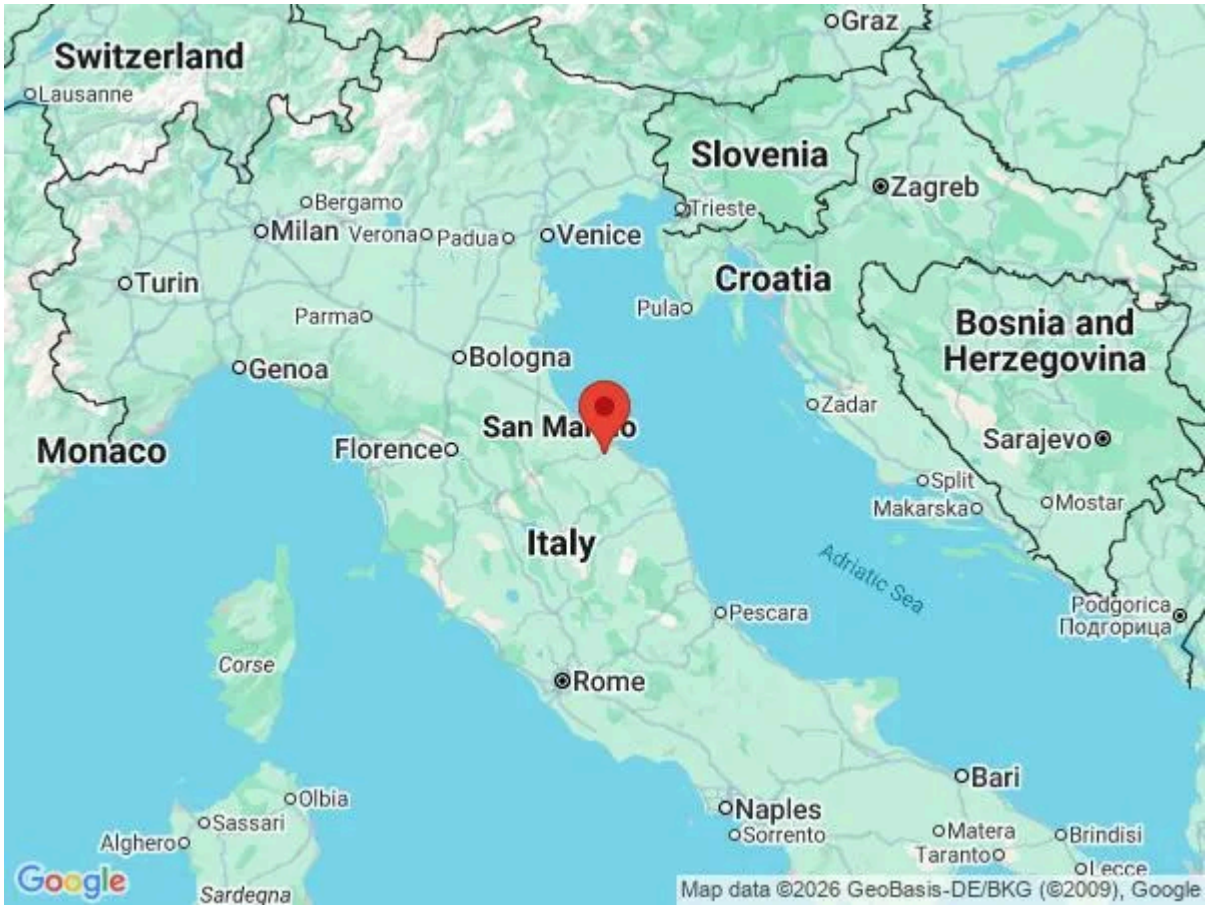
Villa Sovana is located in the tranquil countryside of Italy's beautiful Le Marche region, an area celebrated for its rolling hills, charming medieval villages, and unspoilt natural beauty. Surrounded by lush farmland and vineyards, the villa offers peaceful seclusion while still being within easy reach of everyday conveniences and local culture. The region's gentle landscape invites relaxation and exploration, with scenic drives and quiet backroads that reveal castles, artisan markets, and traditional trattorie serving fresh regional cuisine.

Just a short drive from the Adriatic coast, Villa Sovana provides easy access to long sandy beaches, seaside resorts, and sparkling waters that are perfect for swimming, sunbathing, and water sports. Inland, guests will find a tapestry of hilltop towns dating back to the Middle Ages, each with its own unique character, historic architecture, and vibrant weekly markets. The nearby countryside is ideal for cycling, hiking, and leisurely walks, while seasonal festivals celebrate local food, wine, and craft traditions throughout the year.

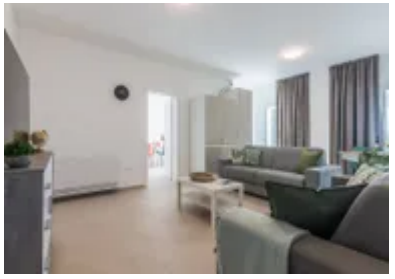
Whether seeking a peaceful countryside retreat or a base from which to explore coastal charms and cultural highlights, Villa Sovana's location offers the best of rural Italy—sunlit days, warm hospitality, and the timeless appeal of Le Marche's landscapes and heritage.

Local Amenities

Nearest Airport	**Federico Fellini International Airport (60 km)**
Nearest Airport 2	**San Francesco d'Assisi Airport (112 km)**
Nearest Bar/Pub	**Calcinelli (5 km)**
Nearest Beach	**Fano Beach (21 km)**
Nearest City	**Perugia (118 km)**









Nearest Ferry Port	**Ancona Port** **(73 km)**
Nearest Golf	**Riviera Golf Resort** **(50 km)**
Nearest Restaurant	**Calcinelli** **(5 km)**
Nearest Supermarket	**Famila Market Calcinelli di Colli Al Metauro** **(5 km)**
Nearest Town	**Ancona** **(72 km)**
Nearest Train Station	**Fano** **(20 km)**
Nearest Village	**San Francesco d'Assisi Airport** **(5 km)**

What we love

- A spacious villa designed for large groups, offering generous living areas, a private garden, and a family-friendly saltwater swimming pool.
- A peaceful countryside setting that provides privacy and tranquillity while remaining close to beaches, historic towns, and local amenities.
- Modern comforts and thoughtful extras, including outdoor dining spaces, games for all ages, pet-friendly features, and an electric vehicle charging point.

What you should know...

- The villa is set in a rural location, so a car is recommended for exploring the surrounding area and reaching beaches, towns, and amenities.
- Bedrooms are arranged across two floors, which may not be suitable for guests with limited mobility.

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. Extras fees may apply.

- **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.

- **End of stay cleaning:** Extra €280, payable to Oliver's Travels with the balance payment. 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.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost based on consumption, 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 late-March to late-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.

- **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.