Villa Nivola

Region: Le Marche **Sleeps:** 12

Overview

Nestled among the rolling green hills of Le Marche, Villa Nivola is a serene and stylish retreat that effortlessly balances seclusion with access to the vibrant Adriatic coast. Ideal for families or a group of friends, this charming villa comfortably sleeps up to ten adults and boasts expansive outdoor living areas, a saltwater swimming pool with hydromassage corner, a hot tub, and stunning sea views stretching to the horizon. Guests can unwind in the large garden dotted with sun loungers, shaded dining areas, and a barbecue-equipped outdoor kitchen. An electric car charging station, billiard area, table tennis, and dedicated chill-out zones ensure there's something for everyone.

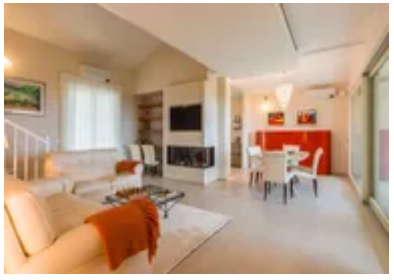
The interiors are light, modern, and elegantly furnished, with soft cream tones, tasteful artwork, and warm ambient lighting. The open plan living and dining space offers a welcoming communal area, while the three levels of the home provide plenty of privacy for larger groups. With five bedrooms, everyone can sleep comfortably, with plenty of space to spread out and make yourself at home.

Whether you're watching sunsets over the Adriatic from the terrace, soaking in the hot tub, or exploring nearby beaches, Villa Nivola is your gateway to a slower, sun-soaked pace of life. For guests travelling with pets, one is welcome upon request. This peaceful hilltop haven offers the very best of Italian countryside and coast.









Facilities

Boat Trips • EV Charger • Air-Con • Carbon Monoxide Detector • Private Pool • Working Fireplace/Woodburner • Villa • Ideal for Kids • Has Offer • Ideal for Teens • Has Discount • Cots (Cribs) • Special Offer • Pets on Request • Saltwater Pool • Ground Floor Bed & Bath • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Table Tennis • Hot Tub • Microwave • Smart TV • Satellite TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds






The Villa (320 sqm)
Ground Floor
- Fully equipped kitchen
- Bright, open plan living area with fireplace
- Dining area
- Bedroom 1: Double bed
- Bedroom 2: Twin beds (Double on request)

First Floor
- Bedroom 3: Twin beds (Suitable for teenager/children)
- Bedroom 4: Double bed
- Bathroom with shower

Lower Ground Floor
- Large living room with double sofa bed
- Kitchen
- Billiard area
- Bedroom 5: Double bed
- Bathroom with shower

Outside Grounds
- Garden
- Saltwater Swimming pool with hydromassage corner and Roman steps (8 x 4m; depth: 1.3m)
- Solarium area with shower and sun loungers
- Covered veranda
- Outdoor dining area
- Kitchen and barbecue
- Hot tub
- Table-tennis

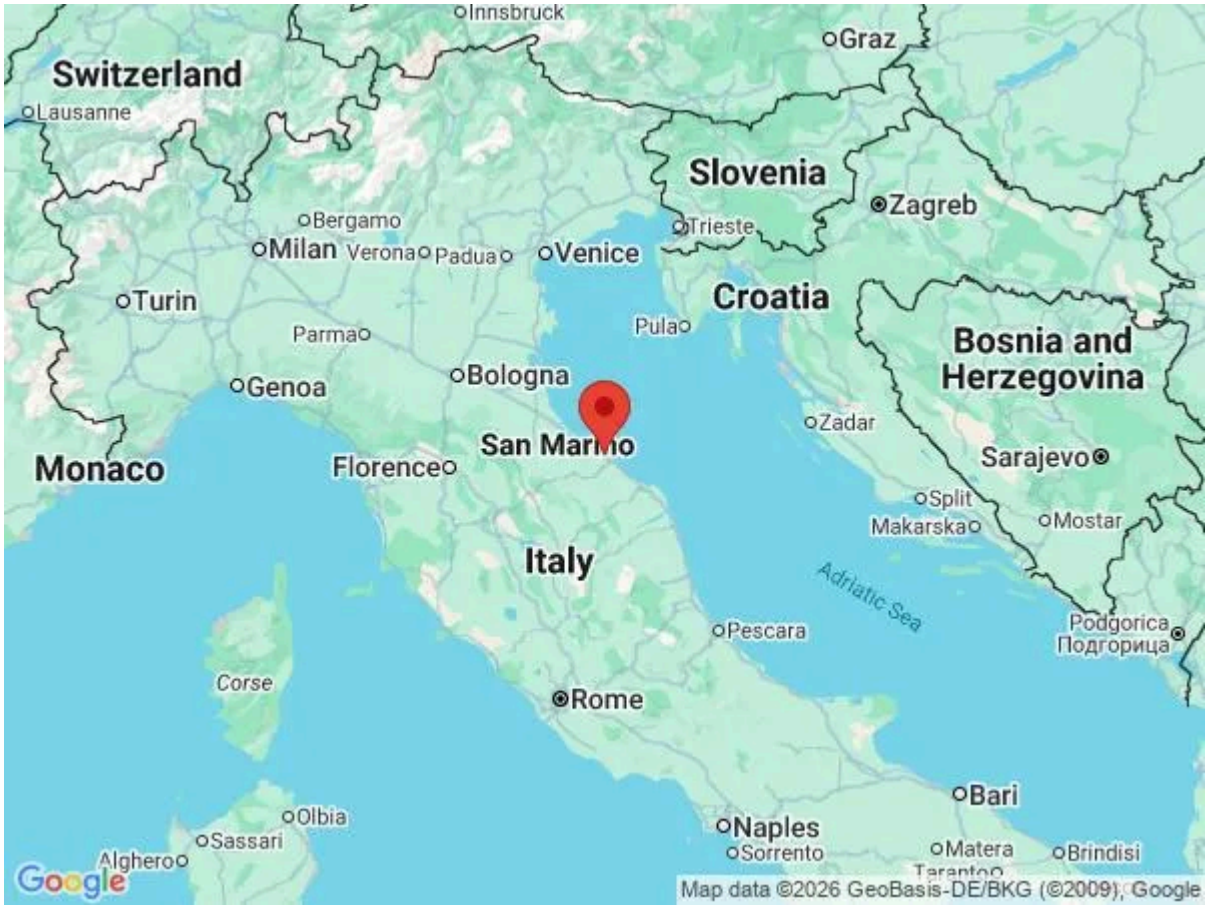
Additional Facilities
- Electric car charging station
- Air conditioning available in the living room on the ground floor, all bedrooms and pool table area
- Baby cot and high chair (on request)
- Ironing facilities

Location & Local Information

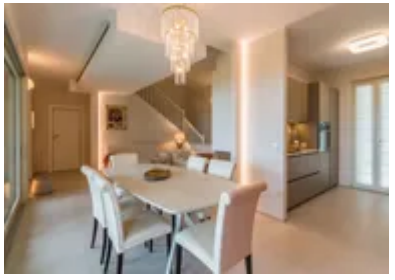
Villa Nivola is situated in an idyllic position between the charming seaside towns of Fano and Pesaro in Italy's Le Marche region. This tranquil area offers the best of both worlds: rural calm and panoramic views paired with easy access to golden beaches, lively bars, and celebrated seafood restaurants along the Adriatic coast. The villa's elevated setting provides breathtaking views over olive groves, vineyards and rolling hills down to the shimmering sea. While the property feels wonderfully secluded, guests can reach both Fano and Pesaro within a short drive. Fano is known for its Roman architecture, cobbled streets and historic centre, while Pesaro offers rich cultural attractions including music festivals, museums and a scenic promenade. Whether you're after laid-back beach days, countryside walks, or evenings dining on fresh seafood and local wines, Villa Nivola's location is ideal. Local shops and supermarkets are also within a short drive for everyday essentials.

Local Amenities

Nearest Bar/Pub	**Fosso Sejore (5 km)**
Nearest Beach	**Bar Beach Flowers (5 km)**
Nearest City	**Perugia (135 km)**
Nearest Ferry Port	**Ancona Port (67 km)**
Nearest Restaurant	**Fosso Sejore (5 km)**
Nearest Supermarket	**Conad Superstore (6 km)**
Nearest Town	**Ancona (66 km)**
Nearest Train Station	**Fano (8 km)**
Nearest Village	**Pesaro (8 km)**









What we love

- The saltwater pool boasts a hydromassage corner and panoramic sea views, perfect for relaxing!
- Stylish modern interiors are paired with generous outdoor living areas, for a real indoor-outdoor living experience.
- The peaceful countryside setting is within easy reach of Fano and Pesaro.

What you should know...

- The upper-floor open space with twin beds has a low ceiling, so it's best suited to children or teenagers.
- Air conditioning available in the living room on the ground floor, all bedrooms and pool table area.

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:** By 10:00 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 for extra cleaning 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.

- **End of stay cleaning:** Extra €270, 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?:** Outside only.

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

- **Heating costs included?:** Not included in the rental price, extra cost according to consumption, to be paid 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 towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately April to end-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.