

# Villa Miana

**Region:** Le Marche   **Sleeps:** 10

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## Overview

Villa Miana is the quintessential traditional Italian farmhouse, offering abundant rustic charm and original features blending with contemporary comforts. Dating to the 18th century, this rambling home offers a warm and home-like feel, original stone, sloping roofs and pretty wooden shutters, set within acres of fragrant grounds, dotted with olive and lemon trees.

Nestled within a rural idyll, this majestic home offers a true retreat from the bustle of modern living and the strains of urban life. Villa Miana is a wonderful family holiday home, offering tranquillity and seclusion within strikingly simple yet verdant surroundings, close to the local amenities.

The interiors are charmingly finished. An open-plan living and dining room offers authentic farmhouse charm, with exposed brickwork and timber beams, cosy sofas for curling up at the end of a busy day, and informal dining options.

Le Marche is known for its wonderful local gastronomy. The kitchen is sleek and simple, offering quality fittings and abundant tasteful, farmhouse ambience.

A delightful blend of old and new comprises original arches, brick fireplaces and antique furnishings alongside natural, slick and understated luxury across the serene bedrooms. There are four bedrooms and a self-contained annexe with an additional en-suite bedroom.

The gardens offer verdant lawns, gorgeous greenery, a hammock for reclining with a good book and a children's play area; at Villa Miana, guests can enjoy a return to a more traditional and sedate way of life.

## Facilities

Washing Machine • Walking/Hiking Paths • Historical Sites • Ground Floor Bed & Bath • Wi-Fi/Internet • Villa • Golf Nearby • Coffee Machine • TV • Cycling • Rural Location • Walk to Village • Cots (Cribs) • Great Value • Private Pool • Cooking Classes Available • Swings • Slide • Ideal for Babies & Toddlers • Ideal for Kids • Basketball net • Changing mat • Ideal for Teens • Pets on Request • Dishwasher • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities



# Interior & Grounds

## The Villa

Villa Miana is a recently renovated farmhouse. Blending tradition and comforts, this family-friendly property can accommodate up to 10 people in 5 bedrooms.

### Ground Floor

- Fully-equipped kitchen with freezer, dishwasher, coffee brewer
- Spacious living and sitting rooms with seats for 16 people
- Guest toilet

### First Floor

- Sitting area
- Three double bedrooms with en-suite bathrooms
- Double bedroom

### Annex

- Double bedroom with en-suite bathroom

### Outside Grounds

- Swimming pool (72 sqm)
- 5 parking spaces
- Outdoor shower
- Outdoor furniture
- Hammock

### Additional Facilities

- Wifi
- Vacuum cleaner
- Petanque balls
- Swing
- Badminton rackets
- Football goals
- High chair and baby cot





# Location & Local Information

Nestled in sublime nature between the Adriatic coast on the Sibillini mountains, not far from the famous Abbey of Fiastra in the Marche region, Villa Miana occupies a rural spot.

The Marche is a glorious and unspoiled region of Italy, known for its rugged and remote nature, sweeping sandy beaches and intriguing history– from sites such as Loreto to the stunning caves of Frasassi. Compared to its neighbours, Umbria and Tuscany, the Marche is considered a slice of authentic and uncommercial Italy.

Whether it be wine tasting, exploring the coastland, indulging in water sports, or meandering around the winding valleys of the local hillside towns, this region has something for everyone.

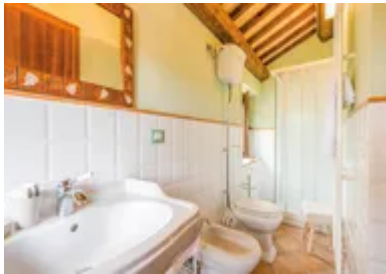
Many of the small, walled historical towns are worth a visit, many with opulent churches with stunning frescos preserved from the eleventh century.

Petriolo is a pretty, medieval village with cobbled streets and beautiful squares lined with local cafes, bakeries and family friendly restaurants.

The Abbey of Fiastra is just ten minutes away, set within a nature reserve, with facilities for horse riding, wooded walks and a fabulous coffee bar for refuelling. There is also a small golf club and abundant trails for hiking or mountain biking.

## Local Amenities

Nearest Airport	Aereoporto delle Marche (75 km)
Nearest Airport 2	San Francesco d'Assisi Airport (111 km)
Nearest Village	Petriolo (2 km)



Nearest Town	<b>Macerata</b> (15 km)
Nearest Restaurant	<b>Il forno di Petriolo di Lulani Ismaele</b> (3 km)
Nearest Bar/Pub	<b>Bar Centrale</b> (2 km)
Nearest Supermarket	<b>Conad Alimentari</b> (800 m)
Sightseeing	<b>Museo Civico Villa Colloredo</b> (32 km)

## What we love

- This tranquil and charming home is ideally executed for families with children, offering a changing table, cot, highchair, ample toys and games for both indoors and outdoors as well as expansive lawns.
- Blend of rustic, farmhouse style interiors along with contemporary fittings and appliances for family life.
- Sumptuous outdoor spaces comprising orchards, olive groves, open lawns, gated pool, ample al fresco dining space and barbecue.

## What you should know...

- A car is recommended to move around the area.
- The villa is spread over two floors with no lift; therefore might not be suitable for those with physical impairments.
- Small children need to be monitored around the pool area at all times.

# Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 4.00-6.00 p.m. Check-in outside of this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that youth groups (aged 21 and under) are not permitted to rent this property. 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.
- **End of stay cleaning available?:** No. Extra €170, 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?:** Outside only.
- **Heating costs included?:** Not included in the rental price, on consumption. Extra €1.50 Per m3, 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 swimming pool is open from May to end-September.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** IT043036B5BTAA3VB