

# Villa Rivo

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

## Overview

Villa Rivo is a modern retreat designed for tranquillity, style, and comfort, nestled in the rolling hills of Le Marche. This contemporary holiday home blends clean, zen-inspired décor with unique touches, including a carefully curated collection of Far East antiques and art, creating a serene and distinctive atmosphere throughout.

The open-plan living and dining area is the heart of the villa. Here, you'll find a comfortable sofa, television, and a classic wooden dining table for up to eight guests, with doors opening onto the terraces for al fresco evenings. The semi-professional kitchen is fully equipped, perfect for preparing anything from casual family meals to impressive dinner parties.

Villa Rivo offers four spacious double bedrooms, each with an en-suite bathroom and a private outdoor seating area, giving guests both comfort and privacy. The restful atmosphere continues into the villa's dedicated yoga studio, with wide windows framing sweeping countryside views that make relaxation feel effortless.

Outdoors, the property comes into its own. Expansive terraces, manicured lawns, and peaceful garden corners create plenty of spaces to unwind. At the centre lies the star feature: a large, private swimming pool lined with sun loungers and set against the stunning backdrop of Le Marche's hills. The outdoor dining areas are ideal for leisurely meals under the stars, with sunsets creating unforgettable moments.

Though the countryside setting encourages rest and seclusion, the villa is conveniently close to nearby villages and within easy reach of the Adriatic coast. Hiking and biking trails begin at the doorstep, while the wider region offers charming towns, local culture, and sandy beaches just a short drive away.

## Facilities

Air-Con • Villa • Private Pool • Wellness • Cycling • Ideal for Kids • Watersports • Walking/Hiking Paths • Great Value • Ideal for Teens • Beach Nearby • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Bicycles Provided • Tumble Dryer • Dishwasher • Microwave • Working Fireplace/Woodburner • Heating • Bikes • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## The Villa (4843 sq. ft)

### Ground Floor

- Large open-plan living/dining area with comfortable sofa, TV, fireplace and dining table for 10 guests. Patio doors open into the outside space.
- Semi-professional kitchen equipped with dishwasher, fridge, stove, oven, microwave, grill, coffee maker, toaster. Central island with seating.
- Two double or twin bedrooms with en-suite bathrooms and private outdoor seating areas

### First Floor

- Two double or twin bedrooms with en-suite bathrooms and private outdoor seating areas
- Yoga studio with doors opening onto a balcony terrace with countryside views

### Basement

- Utility room
- WC

### Outside grounds

- Private swimming pool (15mx4m)
- Sun loungers and parasols
- Garden
- Dining table and chairs for 8 guests
- Comfortable seating area
- Parking
- Exterior lighting
- BBQ
- Outdoor pizza oven

### Additional Facilities

- Wi-Fi
- Air-conditioning in all bedrooms
- Heating
- Fireplace
- TV
- Iron and ironing board
- 8 professional mountain bikes





# Location & Local Information

Villa Rivo enjoys a privileged setting in the peaceful Le Marche countryside, surrounded by rolling hills, historic villages, and the Adriatic coast within easy reach. The immediate area is perfect for long walks and bike rides, with nearby trails winding through farmland and past ancient landmarks. Just a short drive away, you'll find a small village offering restaurants, a supermarket, and other everyday amenities.

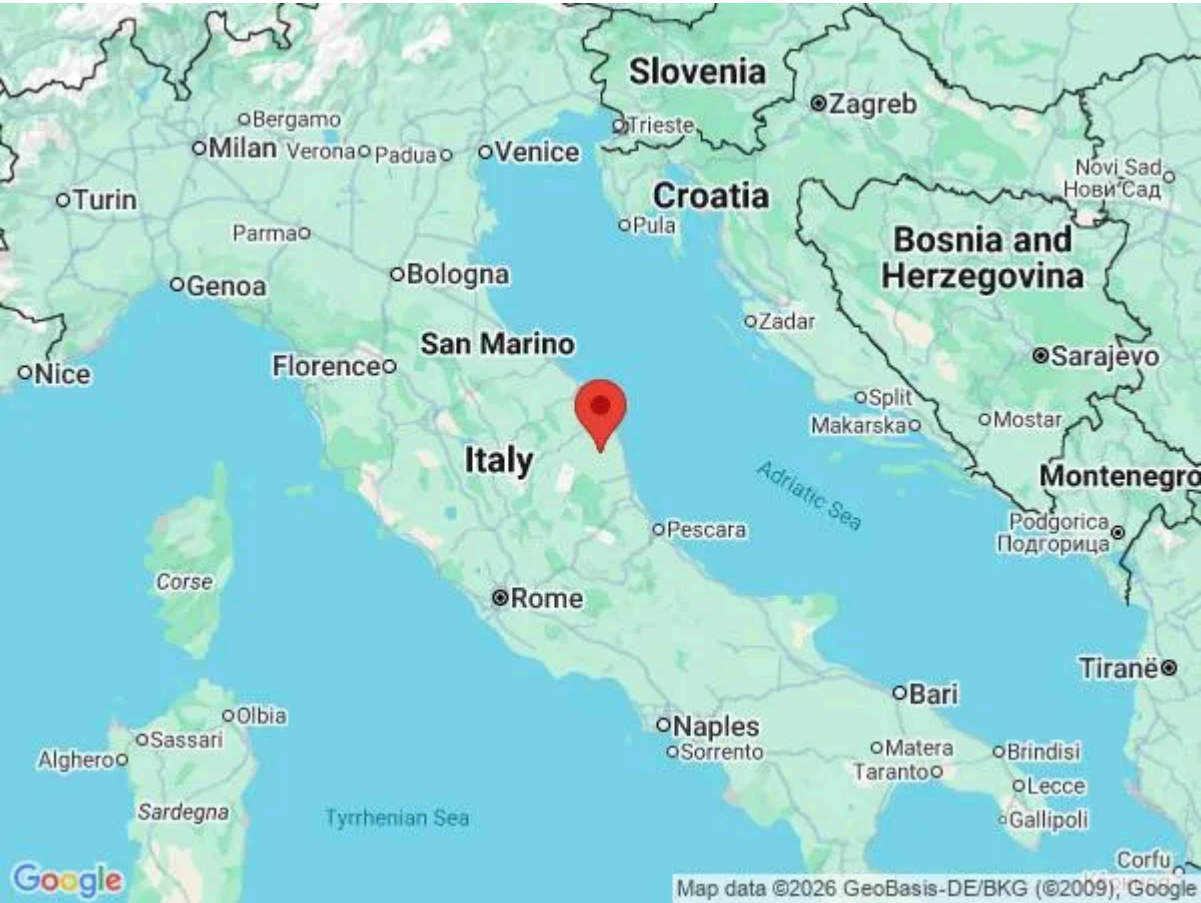
The charming hilltop town of Fermo, 20km from the villa, is a highlight of the region. Overlooking the Tenna River and lush countryside, it boasts fascinating sites such as the Roman cisterns, Fermo Cathedral, and elegant Piazza del Popolo – perfect for enjoying a coffee while soaking up the atmosphere. For a beach day, head to Lido di Fermo, just 15 minutes from the town centre.

The Adriatic coastline offers plenty of sandy escapes within 30–45 minutes. Porto San Giorgio is the closest, while Grottammare and San Benedetto del Tronto are popular spots for sunbathing, swimming, and watersports.

For cultural day trips, an hour's drive takes you to beautiful Ascoli Piceno, with its honey-coloured limestone buildings and lively squares such as Piazza del Popolo and Piazza Arringo. Meanwhile, Monti Sibillini National Park, around 90 minutes away, offers breathtaking landscapes with opportunities for hiking, rafting, and exploring dramatic gorges.

## Local Amenities

Nearest Airport	Ancona (90 km)
Nearest Airport 2	Perugia (150 km)
Nearest Village	Montottone (3km)
Nearest Town/City	Fermo (20km)
Nearest Restaurant	Montottonese Sud (3km)
Nearest Beach	Porto San Giorgio (26km)
Nearest Supermarket	Montottonese Sud (3km)



## What we love

- The rural setting of the villa, set within lush, rolling countryside.
- Great additional features, such as the yoga studio, yoga mats in most rooms and the private outdoor seating area for each bedroom.
- The extensive outside space, with beautiful garden, private swimming pool and stunning hillside views.
- Countryside walks and biking paths are right on your doorstep.

## What you should know...

- Two of the bedrooms are also available as triple bedrooms.
- Some areas of the garden are sloping, so take care with younger children.
- This place is a *'holiday retreat away from it all'*, so a car is essential for making the most of this beautiful area.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 4.00 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, including pool towels (changed on request).
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in June, July, August and beginning of September, any day rest of the year.
- **End of stay cleaning available?:** Yes. However, 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?:** No smoking inside the villa.
- **Minimum stay:** 7 nights in high season, 2 nights rest of the year.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€10 per person per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included.
- **Pool opening dates?:** 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.