Roverella

Region: Le Marche **Sleeps:** 14

Overview

Impressive Roverella looks and feels like a natural part of the rural landscape in this stunning area of Le Marche. This brick and stone villa started life as an 18th-century traditional farmhouse and is now an elegant, luxurious holiday home that offers a truly tranquil escape.

Right on the doorstep are swathes of lush countryside, punctuated by hills and mountains that are typical of the Le Marche region. Walking, hiking and cycling are all popular activities here, as are wine tasting tours and relaxing on the beaches of the nearby Adriatic coast. You have your very own slice of the countryside to enjoy at Roverella, with extensive gardens that offer panoramic views of the idyllic landscapes.

The main villa is elegantly furnished, with a fantastic sense of light and space throughout. Unwind in the living room as you enjoy a game of chess or watch television. It's a great space for evening drinks before moving over to the dining table in the next room. Doors open straight onto a terrace with an outdoor dining table for enjoying al fresco meals. The study provides you with a place to catch up on emails, with a selection of books also on offer. All seven of the ensuite bedrooms have peaceful atmospheres; perfect for helping you drift off after long days exploring the Le Marche region.

There's also a self-contained annex that provides further accommodation to suit your group's needs. Here you'll find a lovely lounge and two double ensuite bedrooms. The annex also has its own small, private terrace with a table and chairs for watching sunsets.

Both properties share the garden that fully opens up views of the Sibillini Mountains. Probably the best place for soaking up the scenery is the infinity pool, which is









surrounded by sun loungers and umbrellas for chilled-out moments.

Relax even more when you head to the coast and find lots of sandy beaches to enjoy. The Adriatic Coast is around a 30-minute drive away from the villa, so it's a great place to pass a blissful afternoon in the sun. Some of the most popular beaches include those at Porto San Giorgio, Cupra Marittima and San Benedetto del Tronto.

Also explore the countryside on your doorstep as you take long walks through the lush, green landscapes. The famous Sibillini Mountains can be reached in around an hour by car.

Easy-to-reach cities and towns such as Ascoli Piceno and Macerata provide plenty of sightseeing opportunities and centuries of history and culture to discover.

Facilities

Ideal for Kids • Cycling • Skiing • Working Fireplace/Woodburner • Private Pool • Tennis Nearby • Wine Tasting • Air-Con • Golf Nearby • Historical Sites • Boat Trips • Wellness • Horse Riding • Romantic • Walking/Hiking Paths • Ideal for Teens • Maid Service Available • Cots (Cribs) • Has Discount • Has Offer • Special Offer • All Bedrooms En-Suite • Instagrammable • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Smart TV • Outdoor Games • Table Football • Heating • Pre-Stocked Fridge Available • Wine-Tasting Available • Board games • Children's videos/DVDs • Children's books • Xbox/Playstation/Wii • High Chair(s)

Interior & Grounds

1) Main villa (sleeps up to 10 guests)
2) Main Villa and Annexe (sleeps up to 14 guests)

Villa Interior (770m2)

Main Villa

Lower Floor

- Pool house with playstation area, table football and bathroom with shower, toilet, WC and sink

Ground Floor

- Living room with sofas, armchairs and TV
- Dining room with table for 14 guests
- Office with sofa, bookshelves, screen and DVDs
- Professional kitchen with oven, dishwasher, kettle, toaster, microwave, coffee machine, fridge and ice maker
- Guest WC

First Floor

- Bedroom with king bed, ensuite bathroom with bathtub and underfloor heating
- 2 x bedrooms with double beds, ensuite bathrooms and underfloor heating
- 2 x bedrooms with twin beds, ensuite bathrooms and underfloor heating

Annexe Interior

Ground Floor

- Lounge room with sofa bed
- Bedroom with king bed, ensuite bathroom with bathtub and underfloor heating
- Access to private terrace with seating and table with two seats

First Floor

- Bedroom with double bed, ensuite bathroom and underfloor heating - accessed via an external separate staircase

Outside Grounds

- Mosaic infinity pool (12 x 3m, max depth: 2.1m). Open from approximately beginning-May to beginning-September
- Dining table for 14 guests
- Outdoor shower
- Sun loungers and umbrellas
- Garden
- Lawns and terraces
- Private parking
- Outdoor kitchen with barbecue and sink









Facilities

- Utility room with a sink, washing machine, dryer, microwave and freezer
- Wi-Fi
- Air-conditioning
- Underfloor heating
- Smart TV
- Table football
- Table tennis
- Fireplace
- Books
- Games
- Hairdryer

Location & Local Information

As Roverella is in the heart of the Le Marche countryside, you can be exploring the idyllic landscapes in moments. If you're feeling active and want to soak up the rural atmosphere, you can enjoy a 40-minute walk to the nearest village. Otherwise, it's just over a five-minute drive away. This traditional village is home to a restaurant, some bars, a couple of museums and lots of old buildings to admire.

The coast is just over a 30-minute drive away from the villa, so it's also easy to head out for a day by the sea. The beach at Porto San Giorgio boasts many restaurants, the sand is beautifully golden and the water ideal for swimming. Other great beaches can be enjoyed at Cupra Marittima and San Benedetto del Tronto.

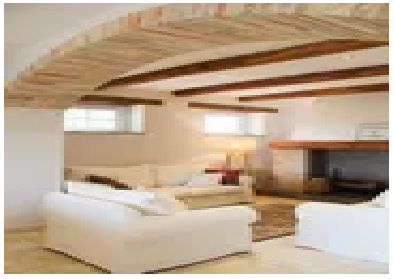
For history fixes, visit the cities of Ascoli Piceno and Macerata. Both are bursting with old buildings, many of which date back to the Renaissance era. One of the main sites to tick off your sightseeing list in Ascoli Piceno is Piazza del Popolo, which is also home to 13th-century Palazzo dei Capitani del Popolo. Macerata's cobbled streets are lined with fascinating structures, such as 18th-century Palazzo Buonaccorsi, which is now the city's civic museum. It's generally most famous for the annual Opera Festival that's held every summer in an impressive open-air amphitheatre.

The Sibillini Mountains and Monti Sibillini National Park are the best places to go if you're looking for some adventure. You can follow exciting hiking and cycling trails to get truly breathtaking views over the area, as well as spot a variety of flora and fauna.

Local Amenities

Nearest Airport	**Ancona (100km)**
Nearest Airport 2	**Perugia (135km)**









Nearest Village	**(3.5km)**
Nearest City	**San Benedetto del Tronto (42km)**
Nearest Restaurant	**(3.5km)**
Nearest Bar/Pub	**(3.5km)**
Nearest Supermarket	**(3.5km)**
Nearest Beach	**Bau Beach (35km)**
Nearest Golf	**Golf Club I Lauri (27km)**

What we love

- The villa offers total peace in a beautiful and rural area
- The unspoilt countryside views are particularly spectacular from the balcony terrace and infinity pool
- There are high-end facilities throughout, such as underfloor heating and luxurious bathrooms
- Historic cities, the Sibillini Mountains and beaches are all within easy reach

What you should know...

- The first-floor bedroom in the annexe is accessed via an external staircase.
- Please note that minimum occupancy is only available to book in low and mid-season. When this is booked, the remaining bedrooms are closed and not accessible to guests.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m

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

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** High chair and cots are available on request. Weddings, stag/hen parties and any special events are not allowed. Please note that the first-floor bedroom in the annexe is accessed via an external staircase. Minimum occupancy is only available to book in low and mid-season. When this is booked, the remaining bedrooms are closed and not accessible to guests.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Standard changeover clean 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.

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

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

- **Heating costs included?:** Extra cost, payable locally.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult 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 from approximately beginning-May to beginning-September. 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.