

# Villa Maria Rosaria

**Region:** Amalfi Coast   **Sleeps:** 12

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## Overview

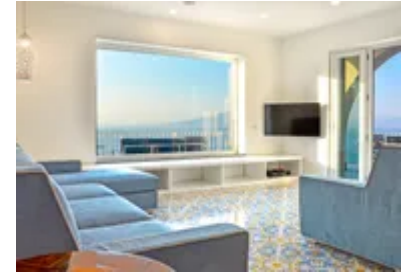
With a whitewashed exterior, terracotta tiles and elegant arches, Villa Maria Rosaria is a perfect example of the typical architecture found in Sorrento and other coastal towns. It sits in an elevated, hillside position, overlooking the bay, the sea and dramatic Mount Vesuvius. As well as offering panoramic views over the town, Villa Maria Rosaria's prime position means Sorrento's amenities and beaches are just a short drive away.

The entire villa boasts an array of local and traditional features. Fine examples include Mount Vesuvius lava stone used in the majolica-tiled floors and pieces of furniture crafted from Sorrento walnut wood. These antique pieces add a sense of history and heritage to many of the rooms.

With accommodation set over two floors and a large roof terrace, Villa Maria Rosaria is not only beautiful, but incredibly spacious and light. Unwind in the lounge area on a sofa that's been strategically placed to make the most of the sea views. Whether that's via the large feature window or through doors that open straight onto a seating and dining terrace. Close to the living space is a sociable open-plan kitchen/dining area with garden access.

Each of the six bright and airy bedrooms has its own private bathroom, with several also enjoying use of a terrace. The upper floor is home to a large shared terrace with seating and sun loungers, making it a lovely place to start every morning.

The outside space that surrounds Villa Maria Rosaria also reflects its proximity to the sea. Garden and dining terraces are made from natural stone and dotted with pebbles, conjuring up images of the rocky coast that's just a 10-minute drive away.



Cool off in the private swimming pool and take in the spectacular sea views. These views can also be enjoyed as you dine al fresco, with them being particularly breathtaking as the sun sets over the water. Stroll through the garden to simply appreciate the sense of tranquillity that the villa offers and to breathe in the scent of the trees and sea breeze.

The heart of Sorrento is a short drive from Villa Maria Rosaria. Soak up the bustling atmosphere of popular Piazza Tasso with its cafe terraces, elegant buildings and shops. And be sure to sample Sorrento's famous drink, limoncello, after enjoying an evening meal in one of the many restaurants.

Explore the historic centre, numerous ancient churches and fascinating museums, before heading down to Marina Grande with its colourful fishing boats and seafood restaurants. Marina Piccola is where you'll find a small, sandy stretch for relaxing and swimming.

## Facilities

Chef/Cook Available • Special Offer • Has Discount • Wow Factor • Watersports • Walk to Village • Romantic • Rural Location • Cots (Cribs) • Private Pool • Beach Nearby • Maid Service Available • Wi-Fi/Internet • Air-Con • Modern • Cooking Classes Available • Breakfast Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • Washing Machine • Tumble Dryer • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors (300sqm)

### Lower Floor

- Lounge area with sofas, Smart satellite TV, feature window, doors opening onto dining terrace
- Open-plan dining room/kitchen with dining table for 10 guests, TV, induction hob, double fridge, dishwasher, electric oven, microwave, ice maker, access to garden
- Guest toilet
- Laundry room with washing machine, dryer, iron and ironing board, sink
- Bedroom with super king size bed, single sofa bed, Smart satellite TV, ensuite bathroom with sensory shower, terrace access
- Bedroom with super king size bed (can be twinned), Smart satellite TV, ensuite bathroom with shower, garden access
- Bedroom with king size bed, Smart satellite TV, ensuite bathroom with shower

### Upper Floor

- Bedroom with super king size bed (can be twinned), Smart satellite TV, ensuite bathroom with shower, terrace access
- Bedroom with king size bed, Smart satellite TV, ensuite bathroom with shower, private terrace
- Bedroom with super king size bed, Smart satellite TV, ensuite bathroom with shower, terrace access
- Terrace with tables, chairs, sun loungers, umbrellas

### Roof Terrace

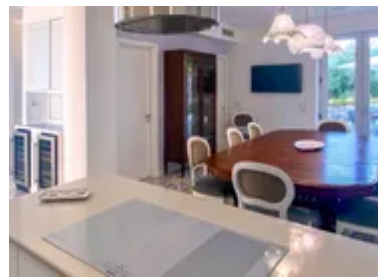
- Sofas, table, sun loungers, umbrellas

## Outside Grounds (1000 m2)

- Swimming pool (10m x 4m, max depth 1.1m) Open approximately May - September
- Sun loungers, parasols and shower
- Ground-level terrace with dining table for 12 guests
- Stone oven for pizzas
- Barbecue
- Garden with stone terraces
- Areas of lawn, trees, Mediterranean plants
- Electronic gated entrance

## Facilities

- Air conditioning (can be independently controlled via Wi-Fi)
- Heating
- Wi-Fi
- Wi-Fi intercom control
- Entrance gate with electronic key
- Music system with Bluetooth control
- Smart satellite TVs



- Washing machine and dryer
- Iron and ironing board



# Location & Local Information

Villa Maria Rosaria sits in a quiet hamlet outside of Sorrento, away from the town centre, but also close enough to conveniently reach it. The villa's elevated position gives you clear and unspoilt views over the Bay of Naples, the sea and Sorrento itself.

Whilst the nearest restaurant is in the hamlet, a greater choice of restaurants, bars and supermarkets are on offer in the town less than a ten-minute drive away. Seafood is a staple cuisine in Sorrento and Marina Grande is where you'll find one of the most popular seafood restaurants. The town is famous for its lemons and limoncello, so be sure to try this local tipple after a delicious meal.

Sorrento is a lovely, relaxed spot to enjoy a family holiday. Its long history means there's plenty of sightseeing to do, with an historic centre full of ancient churches and impressive buildings. The highlights here include Chiesa di San Francesco, a beautiful 14th-century church. There's also a monastery, bell tower and cathedral to visit. Also visit Correale Museum di Terranova and the buzzing hub of Piazza Tasso with its cafe terraces and shops.

Head down to Marina Piccola to enjoy the sandy stretch there. You can rent sun loungers and umbrellas, as well as grab food and drinks from the beach club restaurants and snack bars. Other beaches include a small area of volcanic sand at Marina Grande and Cala di Puolo by Marina di Puolo, which is generally very quiet. The Amalfi Coast with its numerous sandy beaches is just over an hour's drive away.

Great for days out are the sites of Pompeii, Herculaneum and Mount Vesuvius. Also take the 25-minute ferry ride over to the island of Capri. The island of Ischia is an hour's ferry ride away.

## Local Amenities

Nearest Airport	Napoli (54 km)
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Nearest Airport 2	Salerno (78 km)
Nearest Town/City	Sorrento (3 km)
Nearest Restaurant	Sorrento (3km)
Nearest Bar/Pub	Sorrento (3km)
Nearest Beach	Marina Grande (2.5 km)
Nearest Supermarket	Sorrento (3 km)
Nearest Shop	Sorrento (3 km)
Nearest Train Station	Circumvesuviana, Sorrento (6km)
Nearest City	Naples (53km)
Nearest Airport 3	Roma Fiumicino (280km)
Nearest Ferry Port	Marina Piccola port, Sorrento (6km)

## What we love

- The thorough restoration of the villa includes many local materials, such as lava stone and Sorrento walnut wood
- The beautiful whitewashed and terracotta tiled-villa is typical of coastal architecture
- Enjoy the gardens with Mediterranean trees, private pool, dining terrace and barbecue
- The roof terrace offers truly spectacular sea and Mount Vesuvius views
- Sorrento town with its bustling piazzas, historic centre and beaches is just a 10-minute drive

## What you should know...

- The roof terrace is accessed via an external staircase.
- Some areas of the garden are steep and terrace, children should be supervised
- The pool is not fenced, so children should be supervised when outdoors.
- Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** €2500 charged to client's credit card by the owner as a pre-authorisation one month before/upon arrival or in cash and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 7 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, with change twice per week.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Access to the villa is only permitted to authorised staff. No external caterers or other professionals are permitted without the prior authorisation of the owners. Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **Changeover day:** Saturday from mid-May to mid-September. Flexible during all other periods.
- **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?:** Outside only.
- **Minimum stay:** 7 nights from June to September. 4 nights during other period.
- **Heating costs included?:** Yes.
- **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 connection included.
- **Pool opening dates?:** The pool is open approximately from May to 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. Please also note that inflatables are not permitted.
- **Property Licence Number:** CIN: IT063080B431QUZG7S