

Villa Belle Epoque is an elegant villa in **Liberty Mountain Style**, recently renovated with exquisite ceramic works created by the owner of the house, immersed in the calm & beauty of The Marches hills.

With its private fenced park of di 3.800 sqm, this Villa offers refined ambiances with a **mix of contemporary design & ancient** peaces of furnitures.

Equipped with large internal and external spaces, includes a dépendance connected to the main villa, **covered large pool**, fitness room and exclusive services.

INTERIORS

- GROUND FLOOR: living room with sofa corner, large space with extendable dining table, kitchen room with round table, microwave, electric oven, dish washer, coffee machine, hob. Double bedroom and bathroom with hydromassage shower totally equipped.
- FIRST FLOOR: two double bedrooms. Splendid living room with **luxury Poltrone Frau classic style sofas**, large space with extendable dining table, kitchen room with round table, microwave, electric oven, dish washer, coffee machine, hob. Double bedroom and bathroom with hydromassage shower totally equipped.
- SECOND FLOOR. two single bedrooms. Mezzanine with single bed. Living area with **luxury Poltrone Frau contemporary style sofas**. Kitchenette totally equipped with dish washer. Bathroom with hydromassage shower.
- BASEMENT FLOOR: equipped gym, bathroom with shower and hot tub. Laundry room with washing machine and ironing board for all apartments.
- RUSTIC-CHIC STYLE DEPENDANCE: double bedroom, large living room with kitchenette totally equipped, large dining table and double sofa-bed, bathroom with hydromassage shower. The dependance is conveniently connected to the central building through an iron and glass corridor.

EXTERIORS

- Long table with several tables, chairs and deck chairs.
- Large covered pool. Dimensions: 8 x 14,5 metres. **The cover guarantees bathing from May to October.**

HOW TO REACH:

Take the SS77 towards Macerata/Civitanova Marche. Turn off right on the exit signposted for Tolentino.

CLOSEST AIRPORTS:

- San Francesco d'Assisi – Perugia: 90 km.
- Raffaello Sanzio – Falconara (AN): 110 km.
- Leonardo da Vinci – Fiumicino (Rome): 250 km.

Places of interest in the surroundings (less than 1 hour's drive):

- **Macerata** and Sferisterio theater, town with the worldwide famous Summer International Opera Festival (22 km)
- **Recanati**, the land of that fabulous young man Giacomo Leopardi (42 km)
- **Loreto**, with the Holy House from Nazareth (60 km)
- **Conero Riviera**, with the famous beaches of Numana and Portonovo, awarded by the European Blue Flag (71 km)
- **Sirolo**, with the prestigious Conero Golf club *covering a 70 hectare area* with a twenty-three hole course (72 km)