

Villa Due Pini, dating back to the **End of XIX° Century**, has been renovated about 15 anni ago.

The villa is immersed in the **Marche countryside** and it's developed in 3 levels:

## **GROUND FLOOR**

Large living room (Ex-Cattleshed), dining table with 4 chairs, 2 sofas, Flat TV 55"; kitchen-dining room fully equipped with electric oven, burner, fridge, coffee machine, dining table with 4 chairs and cupboard; bathroom and laundry room.

## **FIRST LEVEL**

Living room with 2 sofas, armchair and fireplace; **1 little bedroom with single bed, 3 double rooms** (possibility to separate the beds), 1 bathroom with bath-tube, shower, bidet, wc.

## **MANSARD FLOOR**

Living room with kitchenette, 1 bathroom with shower, bidet and wc; **1 bedroom with single bed.**

## **DEPENDANCE:**

of 90 sqm with cellar.

## **EXTERIORS:**

The property is completed by a **huge swimming pool of 63 sqm** and private park of about 1,600 sqm. Close to the pool guests have at their disposal 2 barbecues and an ancient wooden oven, 1 sun umbrella with sunbeds, 1 dining table with 4 chairs.

## **POSITION:**

The villa it's located in an **excellent position**: less than 1 km from the historic centre of the medieval borgo of Montecosaro Alto, where there are all the services like supermarket, shops, etc.; always at less than 1 km, there's Montecosaro Scalo, where guests will find numerous services as restaurant, pizzerias, etc.

The Highway is A14 Milan-Bari, closest exit Civitanova Marche/Macerata

#### CLOSEST AIRPORTS:

Ancona Falconara "Raffaello Sanzio" 60 Km

Pescara Liberi 120 Km

Rimini "Federico Fellini" 145 km

#### Places of interest in the surroundings (30 km max):

Tod's Outlet and the Shopping Mall "Il Castagno Brand Village", 5 km

The beach resort of Porto Civitanova with its sandy beaches, 12 km

Loreto with the Holy House, 20 km

Macerata and Sferisterio theater, town with international Opera Festival, 21 km

Conero Mountain with the famous beaches of Numana and Portonovo, 35 km