

Villa Sassoferrato is a beautiful **design villa** immersed in Le Marche's green hills.

**Placed just 5 km from Umbria**, the villa with swimming pool is the result of the fantastic restructuring of an old rural building. Quiet and panoramic views are important elements of this villa.

**Ideal for a relaxing holiday** or a **naturalistic** one, it also gives to guests the opportunity to visit beautiful places in a few minutes.

Innovative design solutions and **environmental carefulness** maintenance climate comfort, both during the summer and winter. The house is made warm and comfortable even with natural light and the choices of the furniture. The owners main objectives are hospitality, availability and home care in every detail. Particularly, they reviewed their space and highlighted features **suitable for guests with mobility issues**.

The villa is developed in two levels.

#### GROUND FLOOR:

The ground floor overlooking the swimming pool and the beautiful garden is characterized by large windows that provide **natural light**. Here are the living room and the kitchen well equipped, rooms with separate entrance. The **sleeping area** is composed by 2 apartments with separate access. Both apartments are composed by **2 double bedrooms and 2 twin bedrooms**. 3 bathrooms with showers. Possibility to add **2 more beds**.

#### FIRST FLOOR:

**Relax area** with a beautiful view of the hills and wide over the TV area.

#### BASEMENT FLOOR:

The basement floor is composed by an elegant **Wellness Area** with Jacuzzi, Finnish sauna and Technogym fitness area. The spa has limited access to specific time. This area is equipped also with table football and dining table with 6 seats.

#### CLOSEST MOTORWAY:

**A14** - exit Marotta (from the north) / Ancona Nord (from the south) - 45 km

CLOSEST AIRPORTS:

**Ancona Falconara** 45 Km

**Perugia Sant'Egidio** 45 km

**Rimini Miramare** 105 km

Places of interest in the surroundings:

- Sassoferrato, with its castle and **Medieval historic center**, 3 km
- Frasassi Caves, **Italy's greatest caverns** and among the largest in Europe, 17 km
- Gubbio, the oldest town in **Umbria** region, 42 km
- Urbino, one of the most important Renaissance sites in Italy and **UNESCO World Heritage Site**, 66,5 km
- Assisi, UNESCO World Heritage Site, and, above all, **homeland of St. Francis**, 66 km