



## Villa Gemma

**A Magical home away from home in the Marche countryside**



This beautifully renovated stone villa, offering 4 double bedrooms, each with private bath, is immersed in the quiet Marche countryside above the medieval town of Treia (considered one of the most beautiful villages in Italy). The villa has been renovated with style and is fully furnished with all the modern comforts. It has a large private garden with infinity pool and panoramic views extending as far as the eye can see over the rolling hills of Le Marche. The surrounding landscape is a patchwork of fields, olive groves and woods, dotted with picturesque villages and farmhouses. The perfect place to escape and relax surrounded by only the beautiful sights and peaceful sounds of the countryside.



As you enter the villa you can immediately feel the atmosphere of a warm and inviting home. It is evident that this property was lovingly restored, equipped and furnished by the owners as a special home away from home for their family and not merely as a holiday rental.



On the ground floor the kitchen has marble counter tops and a kitchen island and is fully furnished with modern appliances including stove top, oven, dishwasher, double door refrigerator, espresso machine, microwave, lovely dishware and cookware and all the accessories needed for cooking and enjoying your new home. Just off the kitchen is a laundry room with washer/dryer and extra towels and linens.

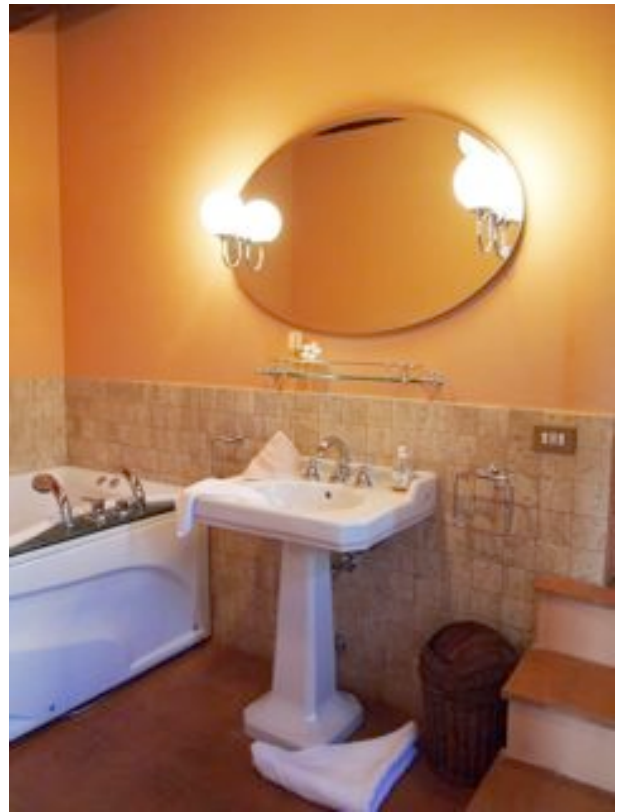


The open plan ground floor also has a comfortable living room with an open fireplace, a dining room that seats 8 people and a bathroom. Step outside to a beautiful covered patio for al fresco dining that overlooks the pool and has panoramic views of the surrounding countryside.



On the first floor there are 3 double bedrooms, each with private bath.

The master bedroom has a wooden 4 poster bed and a large bathroom with shower and jacuzzi tub. This bedroom overlooks the pool and garden and has fabulous views over the countryside.



The 2 additional double bedrooms both offer large beds (matrimoniali) and have private baths with shower and beautiful views.



All bedroom windows have screens.

A spiral staircase leads to the top floor where there is a TV room with DVD player and an adjoining double bedroom with private bath.



The large garden is entirely fenced, offering a very private setting for basking outdoors. There is an infinity pool with pool-side patio and BBQ that adjoin the covered al fresco dining patio, a hammock and breathtaking views. The garden is also equipped with wrought iron garden furniture.



## **Villa amenities**

4 bedrooms with private en suite baths (sleeps 8)  
Country location  
Large garden and grounds  
Panoramic views  
Private infinity pool  
Al fresco dining  
BBQ  
TV room with DVD player  
Stereo music system  
WIFI internet  
Shops, post office, banks, pharmacy 5km  
Cook available on request  
Private tours, cooking classes, wine tours available on request



### **Rental:**

Min stay – 7 nights (not necessarily Saturday to Saturday)

Rental price per week:

High season (May 1 through September 30) - €3,200

Low season (October 1 through April 31) - €2,550

Security deposit – €750 payable in cash at your arrival and returned at end of stay minus heating and telephone (if any).

### **Includes:**

Information pack

Electricity, water, gas

Linens and towels

Final cleaning (additional cleaning can be arranged)

Pool (open May through September)

### **Not included:**

Telephone charges

Heat during winter months. Charged €200 per week.

### **Payment:**

A 30% deposit is required to book the villa. The final balance is due 60 days prior to arrival. Payments must be made in USD at a conversion rate that will be calculated at the time of final payment. Payments can be made by credit card through Paypal, by personal check or bank wire.