

# Casa Sisto

Region: Le Marche **Sleeps: 14 - 16**

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## Overview

Perched high on a hill overlooking a quaint village and across rolling hills to the Adriatic Sea, Casa Sisto is a stunning 7-bedroom villa accommodating up to 16 guests in traditional Italian style and modern comfort.

Your Italian escape begins as you step through the ornate wrought-iron gate and are greeted by a lush garden that whispers tales of Mediterranean serenity. Separated into seven separate units, each bedroom boasts a private entrance for the utmost privacy and convenience.

Every room has vaulted wooden ceilings and private ensuite bathrooms with walk-in showers. Additionally, some rooms boast balconies, dedicated workstations, and even a cosy living room complete with a mini fridge.

Casa Sisto also has a fantastic, family-friendly restaurant and bar open for lunch and dinner. The restaurant specialises in Italian cuisine and is a local favourite. Half board is included in your stay.

Stepping outside to the expansive terrace reveals an alfresco haven with sweeping countryside views and the sparkling Adriatic. Imagine mornings sipping espresso in the sunshine or evenings under the stars, surrounded by the scent of blooming flowers and the gentle sea breeze.

The sprawling garden and the grounds are also home to a sumptuous swimming pool surrounded by sun loungers. Cool off with a refreshing dip or laze on its edges with a book in one hand and a cocktail in the other.

Casa Sisto is not just a villa; it's an invitation to indulge in the richness of Italian living, where the sun-kissed charm of the Adriatic Sea meets the comfort of a carefully curated home.



## Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Cot(s) • High Chair(s) • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips • Allow Ceremonial Fire • No Curfew • Indoor Reception Available • Outdoor Ceremony • Nearby Church/Chapel

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Shared kitchen
- 3 x bedrooms with double beds, TVs, AC and ensuite bathrooms with showers

### First Floor

- 4 x bedrooms with double beds, TVs, AC and ensuite bathrooms with showers

## Outside Grounds

- Private swimming pool (14m x 6m, depth: 1.4m), open from approximately May to September
- Terrace
- Terrace furniture
- Al fresco dining area
- Sun loungers
- Barbecue
- Private parking
- Garden
- Onsite restaurant (open for lunch and dinner)

## Facilities

- Wi-Fi
- Iron/ironing board
- TVs
- Air Conditioning
- Hairdryer





## Location & Local Information

The coastal town of Grottammare (a 9-minute drive) is one of Italy's most beautiful villages and is known as the "pearl of the Adriatic." Stroll its palm-tree-lined beach, dine at fabulous eateries, and explore the picturesque town as it climbs up the hill to an ancient fortress.

Wine lovers will certainly want to explore the wide range of local wineries. Some of the nearby wineries include La Caniette (19-minute drive), Cantina San Michele a Ripa (21-minute drive), and Cantina Numa di Liberi Pier Francesco (25-minute drive).

Fortezza Medievale di Acquaviva Picena (18-minute drive) is an imposing medieval fortress boasting breathtaking views of the surrounding countryside.

Ascoli Piceno (35-minute drive) is an exquisite town crafted in travertine stone and lavishly decorated. The historic centre of town is brimming with historic buildings and busy piazzas. Don't forget to try one of the region's specialities in Ascoli Piceno – olive all' ascolana – typically olives stuffed with meat and fried. The town is charming at night, so drop in at the Historic Caffè Meletti (one of Italy's 150 historic cafes) and observe the town's renowned "glow" (an effect of the travertine).

## Local Amenities

Nearest Airport	<b>Abruzzo Airport (82km)</b>
Nearest Airport 2	<b>Ancona International Airport (95km)</b>
Nearest Village	<b>Grottammare (6km)</b>
Nearest Restaurant	<b>(Onsite)</b>
Nearest Supermarket	<b>Grottammare (6km)</b>
Nearest Bar/Pub	<b>Grottammare (6km)</b>
Nearest Tennis	<b>San Benedetto del Tronto (10km)</b>



Nearest Beach

**Grottamare  
(6km)**

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## What we love

- The onsite family restaurant makes dining a breeze. The popular restaurant is open for lunch and dinner, and since half board is included, it leaves little to worry about!
- The sumptuous swimming pool surrounded by sun loungers is the perfect place to relax and rejuvenate.
- There are breathtaking views across the rolling hills of the Le Marche countryside and the sparkling Adriatic Sea.

## What you should know...

- The swimming pool is unfenced, so please be mindful of children at play.
- Two additional beds can be placed in bedrooms at no additional cost to accommodate up to 16 guests.
- A car is essential when staying at this property to be able to explore everything this beautiful region has to offer.
- Guests can truly relax at Casa Sisto, without having to worry about grocery shopping or cooking as half board (2 appetisers and 1 first dish of your choosing, as well as a main course, side dish, water, and house wine) at the onsite restaurant is included in the rate. In addition to providing an exquisite breakfast with organic and homemade products, the chef will be able to cook for you during the day, allowing you to taste the typical local food and wine.
- Please note that the restaurant is only open to the public at dinner time. Nevertheless, it closes at midnight to ensure quietness overnight.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 1.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: No. €300, payable locally. This is for a standard changeover clean. 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.
- Linen & towels included?: Yes.
- Pool towels included?: Not available.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: 3 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax is included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately 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.
- 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.
- Other Ts and Cs: Please note that half board (2 appetisers and 1 first dish of your choosing, as well as a main course, side dish, water, and house wine) at the onsite restaurant is included in the rate. The restaurant will be open to the public only at dinner time. In addition to providing an exquisite breakfast with organic and homemade products, it will be able to cook for you during the day, allowing you to taste the typical local food and wine delicacies.
- Other Ts and Cs: Please note that the restaurant is open to the public at dinner time, therefore this property is suited for guests who are not looking for complete privacy.