

# 360

PRIVATE VILLAS

## CASALE BASTIAN

TRADITIONAL & UNIQUE | TRADITIONAL ITALY



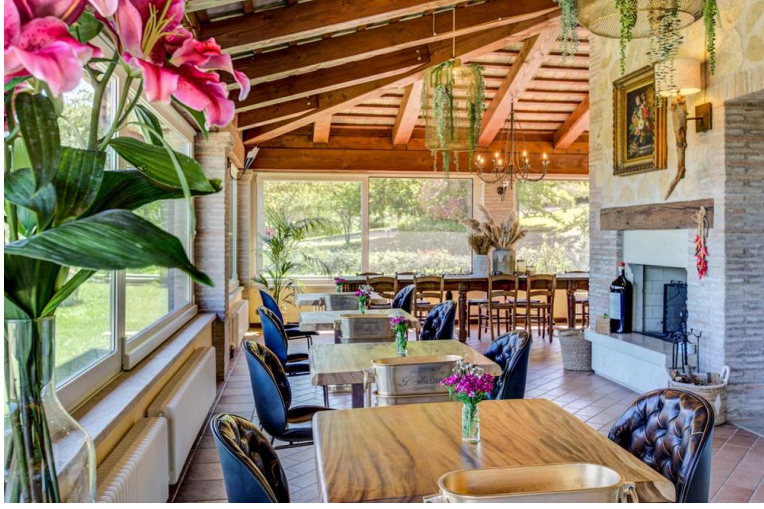
**4 Bedrooms**



**8 Guests**



**£4015 - £5620 / week**



- > Air Conditioning
- > Family villa
- > Gated Pool
- > Near shops/restaurants
- > Near the airport
- > Romantic villa
- > Secluded location
- > With seaviews
- > With WIFI

"Tucked away on a hillside with splendid panoramic views over the surrounding countryside, this traditional country home welcomes 8 guests wishing to relax in an idyllic setting and explore this charming region of northern Italy called Emilia-Romagna, dotted with enchanting Medieval villages and huge fine sandy beaches along the Adriatic coast".

Here you are perfectly placed for visiting the neighbouring independent Republic of San Marino, with its iconic 3 peak-fortresses towering over the valley below. When you need to stock up on some supplies or grab a bite to eat, the nearest village is just 2 km away. There are many more shops, cafes and restaurants in San Marino, which is just a 10 km drive from the villa and is really handy to have so nearby. San Marino is not part of Italy and is a small independent country, so you get to visit two countries in one holiday and discover the cuisines and cultures of both! There is no passport or border control to contend with so travelling to San Marino is as simple as driving into another city. On top of shops and restaurants, there is lots to see and do in San Marino, a charming historical place that is the world's oldest republic and has been settled since around 300 AD. This villa is also well-located for exploring more of the Le Marche and Emilia Romagna regions. Rimini and Riccione, for example, are both under 30 km away by car, and each has an array of beaches, shops, restaurants, historic attractions and brilliant nightlife.

All around this property you find oak trees and farmland creating a breath-taking panorama to look out on. Though the villa is relatively new, the owners have taken care to use local materials such as oak beams, and there is a mixture of antique and contemporary furnishings. Furthermore, this property boasts a fabulous Spa area which can be rented on request at additional cost. This is the perfect place to unwind and recharge after a busy day of sightseeing.

## ACCOMMODATION

### **Ground floor:**

Large glazed portico with fire pit and dining and seating areas. Living room with sofas, TV, sound system and fireplace.

Shower room. Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, blender, kettle and coffee maker.

Additional smaller kitchen.

Bedroom 1: Double sized bed and en suite shower room, sink, WC and bidet.

### **First Floor:**

Bedroom 2: with double sized bed, en suite shower room, sink, WC and bidet.

Bedroom 3: with 2 single beds, en suite shower room, sink, WC and bidet.

Bedroom 4: with double sized bed.

Bathroom with shower, sink, WC and bidet.

### **Lower ground floor:**

Spa room with a steam room, Turkish bath, jacuzzi and relaxation areas (this can be rented on request at additional cost).

### **Grounds:**

3,000 m<sup>2</sup> gated landscaped grounds with views over the countryside and Mount Titano (toppled by San Marino). Lush gardens, dining areas. Parking. Private, fenced, 14m x 7m swimming pool (ladder; depth: 1.4m deep; open approximately mid-May to end-September), outdoor canopy beds, sun loungers, hanging Egg chairs, plenty of little spots to enjoy a good book in the sun, tree sheltered al fresco dining table seating 16 guests, BBQ, private parking.