

# Casa Nubia

**Region:** Sicily   **Sleeps:** 6

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## Overview

Tucked away in the heart of the Sicilian countryside, Casa Nubia offers the perfect escape for those seeking a peaceful retreat with easy access to nearby attractions. Just a short drive from local restaurants and bars, this charming villa is ideally situated for a mix of relaxation and exploration. With the stunning coastline Trapani, Erice, Segesta Temple, Castellamare del Golfo, Palermo all within easy reach, you'll find plenty of exciting day trips to enjoy.

As you step inside, you are welcomed by the bright, airy spaces that make Casa Nubia feel like a real home away from home. The living room, with its cosy sofa and dining area, invites you to unwind after a day of sightseeing. The well-equipped kitchen ensures that you can easily prepare meals, whether you are cooking up a Sicilian feast or just enjoying a simple snack. A bathroom with a shower on the ground floor adds extra convenience.

Upstairs, the two spacious bedrooms each offer a double bed, an ensuite bathroom, and one a walk-in wardrobe ensuring comfort and privacy. Air-conditioning in both rooms guarantees a restful night's sleep, even during the warmer months.

Outside, the villa truly comes into its own. The private swimming pool is the perfect spot to cool off or simply relax with a book. The garden is a peaceful haven, and the covered veranda, complete with outdoor furniture, provides a lovely space for dining al fresco. The barbecue area adds a fun touch, ideal for evening meals under the stars. Pool towels, sunbeds, and a sun umbrella are all provided for your comfort, making it easy to spend your days enjoying the sunshine.

For those who enjoy exploring, there's plenty nearby. A Sicilian restaurant and bar are just 2km away, while the sandy beaches are only 12km from your door. Trapani Airport is also within easy reach at 14km. Whether you are soaking in the tranquillity of the villa, venturing out to nearby Scopello Tonnara or the Riserva naturale dello Zingaro, or discovering the vibrant culture of Palermo, Casa Nubia offers a perfect base for your Sicilian holiday.

## Facilities

Air-Con • Private Pool • Wi-Fi/Internet • Villa • Cots (Cribs) • Eco Friendly (Sustainable) • Rural Location • Ideal for Babies & Toddlers • Committed to Renewable and Green Energy • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Microwave • Electric Car Charger • Hairdryer • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Walking/Hiking Paths • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa (150sqm)

### Ground Floor

- Living room with dining corner and sofa bed
- Well equipped kitchen
- Bathroom with shower

### First Floor

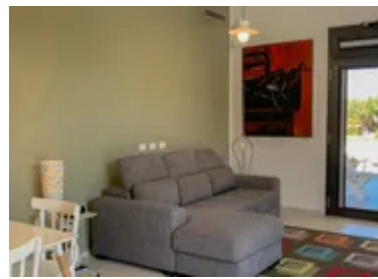
- Bedroom 1: Double bed, ensuite bathroom, walk-in wardrobe, air-conditioning
- Bedroom 2: Double bed, ensuite bathroom, air-conditioning

### Outside Grounds

- Private swimming pool (12 x 4m)
- Garden (300 sqm)
- Covered veranda with furniture
- Barbecue
- Dining table
- Pool towels
- Sunbeds
- Sun umbrella
- Private Parking

### Additional Facilities

- Wi-Fi
- Mosquitos Net
- Travel cot/Highchair (on request)
- Iron and ironing board



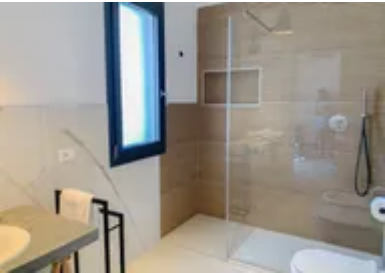
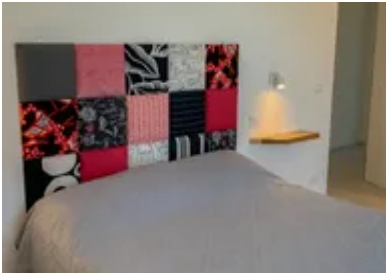
# Location & Local Information

Casa Nubia is ideally located in the picturesque Western Sicilian countryside, offering the perfect blend of tranquillity and convenience. Situated just 2km from the nearest Sicilian restaurant and bar, it provides easy access to local culture and dining. The villa is only a 12km drive to the stunning sandy beaches, where you can enjoy the crystal-clear waters and breathtaking views. Trapani Airport is also conveniently located 14km away, providing easy access to and from the villa.

The surrounding area offers a wealth of attractions, including the historic Scopello Tonnara, 38km away, and the beautiful Riserva Naturale dello Zingaro, just 50km from the villa. For those seeking a larger city experience, Palermo, with its rich history and vibrant culture, is only 100km away. Whether you're looking to relax by the pool or explore Sicily's stunning landscapes and attractions, Casa Nubia is perfectly positioned for a memorable holiday experience.

## Local Amenities

|                     |                                     |
|---------------------|-------------------------------------|
| Nearest Airport     | Trapani–Birgi Airport<br>(15 km)    |
| Nearest Airport     | Palermo Airport<br>(84 km)          |
| Nearest City        | Palermo<br>(107 km)                 |
| Nearest Town        | Trapani<br>(7 km)                   |
| Nearest Restaurant  | Paceco<br>(2 km)                    |
| Nearest Bar/Pub     | Paceco<br>(2 km)                    |
| Nearest Supermarket | Conad<br>(3 km)                     |
| Nearest Beach       | Spiaggia di San Giuliano<br>(10 km) |



## What we love

- Enjoy a private pool and beautiful gardens, perfect for relaxing under the sun.
- Two stylish, air-conditioned bedrooms with ensuite bathrooms for maximum comfort and privacy.
- Just a short drive to stunning beaches, Mount Etna, and charming local villages.
- The electricity that powers Casa Nubia comes from sustainable solar energy.

## What you should know...

- The pool area is not fenced, so children should be supervised at all times.
- The villa is in a rural area, so a car is essential for exploring nearby attractions.
- The house is located on a working farm (olives), though it's possible to hear workers and tractors. There are also a few warehouses behind the house. The nuisance for clients should be limited. Bedrooms overlook the front and the driveway heading to the farm. A warehouse next to the house is not used.
- Some uneven ground in the garden may require caution when walking.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday or Sunday in June, July, August and September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately from Easter to late-October. 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.
- **Property Licence Number:** CIN: IT081013C2MH76ALRJ