

# Cella Mimavi

**Region:** Sicily   **Sleeps:** 6

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## Overview

Cella Mimavi occupies a prime position with panoramic views over the surrounding countryside and nearby sea. This attractive holiday home sits within an oasis of rural calm close to ancient sites and historic villages, nestled amidst lush greenery that tumbles down to the coast.

Walks and bike rides can also be enjoyed in the immediate area. Spend afternoons swimming and unwinding on the beach at Seccagrande, which is just five minutes away by car.

With an interior that combines modern style with traditional touches, Cella Mimavi is a stylishly relaxed villa with plenty of comfort and charm on offer. Pass sociable evenings in the open-plan living space, with a sofa area for watching television as dinner cooks away in the contemporary kitchen. Eat here, or slide open the glass doors for an al fresco meal on the large pool terrace.

The two ensuite ground floor bedrooms are as bright and tastefully furnished as the living space. Upstairs is the third bedroom that has some lovely features that reflect the natural beauty that surrounds the villa. These include a brick and wood-framed window with a sunburst-style pattern and some beautiful floor tiles. These tiles continue out onto the private terrace where you can start each morning with breathtaking views over both the garden and the idyllic scenery.

Also soak in the views from the main outside space that includes an infinity-style swimming pool and a sumptuous outdoor seating area. Leisurely meals, pre-dinner drinks and walks through your lush, Mediterranean garden are just some of the ways you can experience total relaxation at Cella Mimavi.



With peaceful countryside all around, and the coast just five minutes away by car, you can easily discover the varied landscapes in this area of Sicily.

The nearest beach can be found at Seccagrande, with the wild stretches of Riserva Naturale Orientata Foce del Fiume Platani also a short drive away. Hike, cycle and swim in these gorgeous spots, whilst soaking up sweeping views over the sea and wooded hillsides.

Also a feature of the surrounding area are historic towns and sites, such as the nearby medieval village of Ribera. Visit ancient ruins at the archaeological area of Eraclea Minoa, and at the iconic Valley of the Temples close to the city of Agrigento.

## Facilities

Chef/Cook Available • Wi-Fi/Internet • Golf Nearby • Air-Con • Beach Nearby • Tennis Nearby • Rural Location • Cots (Cribs) • Modern • Transfers Available • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Ground Floor Bed & Bath • Satellite TV • Heating • High Chair(s) • Walking/Hiking Paths • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

- 1) 6 guests - 3 bedrooms, 4 bathrooms
- 2) 4 guests - 2 bedrooms, 3 bathrooms (this option is only available in 2022)

## Villa Interiors (140 m²)

### Ground Floor

- Open-plan living/dining space with two sofas, TV, dining table for six guests, wall-mounted flat screen TV and doors to pool terrace
- Open-plan kitchen with hob, oven, microwave, two fridges, freezer, espresso machine, two kettles, toaster, mixer and dishwasher
- Double bedroom with TV, ensuite bathroom with shower and doors to pool terrace
- Double bedroom with TV and ensuite bathroom with shower

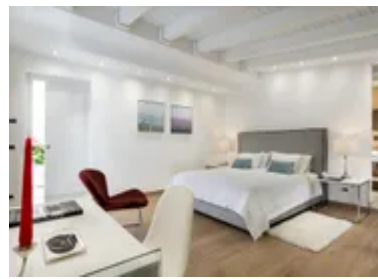
### First floor (also accessible from the outside)

- Double bedroom with access to balcony terrace with table and chairs
- Bathroom with shower

## Outside Grounds

- Salt-water swimming pool (12m x 5m, depth: 1.3m), open approximately March to end-November
- Garden (4000 m²)
- Covered terrace area with dining table for eight guests
- Covered seating area
- Poolside sun loungers, bean bags, umbrellas
- Outdoor shower
- Lawn and gravel areas with trees and plants
- Parking
- Gated entrance
- Barbecue

## Facilities



- Wi-Fi
- Air conditioning in bedrooms and open plan living area (4 units)
- Heating (4 units and 7 radiators)
- Satellite TV
- Smeg mini-fridge (in one of the bedrooms)
- Washing machine and dryer
- Iron
- Hair dryer

# Location & Local Information

Surrounded by idyllic countryside typical of this rural part of Sicily, Cella Mimavi offers total peace and quiet, as well as plenty of scenic walks. The nearest amenities can be found in either coastal Seccagrande or the town of Ribera. Seccagrande is home to a handful of restaurants, with Ribera offering a greater choice of eateries, along with shops and supermarkets.

Just five minutes away by car is the small coastal spot of Seccagrande with its lovely pebble and sand beach. Hire sun loungers and umbrellas and enjoy a glorious afternoon relaxing and swimming in clear, calm waters. You'll also find some seafront cafes selling drinks and snacks, with some restaurants close by for lunch.

For both beach and naturally wild and beautiful landscapes, drive 10 minutes to Riserva Naturale Orientata Foce del Fiume Platani. This stunning nature reserve features a quiet beach that can be reached after a pleasant walk through the woods. You also cycle along paths and through the fantastic scenery.

The medieval town of Ribera has a wonderful historic atmosphere, with plenty of buildings and areas to admire. They include the Chiesa Madre, the 19th-century town hall and Piazza Duomo. The house where Francesco Crispi, the leader of the Italian government towards the end of the 20th century, was born can be visited in Via Crispi.

Ancient sites can be explored at Heraclea Minoa, with the archaeological area of Eraclea Minoa being home to atmospheric ruins and a small museum. Also take in stunning views over the sea, countryside and nearby towns from the dramatic clifftops. There's also the famous Valley of the Temples, close to the city of Agrigento, with its number of ruined temples.

## Local Amenities

Nearest Airport	Palermo (149 km)
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Nearest Airport 2	Comiso (155 km)
Nearest Village	(2.5 km)
Nearest Town/City	Ribera (7 km)
Nearest Restaurant	(2 km)
Nearest Bar/Pub	(2.5 km)
Nearest Supermarket	(3 km)
Nearest Beach	(2.5 km)
Nearest Tennis	(7 km)

## What we love

- The panoramic views over the countryside and sea are spectacular
- Enjoy typical Mediterranean gardens, a private pool, barbecue and outdoor dining
- The first-floor bedroom has its own private terrace with seating
- Sandy beaches and the medieval town of Ribera are within a 20-minute drive

## What you should know...

- 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.
- Two of the bedrooms are also accessible from outside.
- Air conditioning is featured in the bedrooms and open plan living area only (4 units).
- The gardens is steep in places.
- Please note that only the 6 person prices include the rental of the entire villa, please see the 'Features' tab for full details.
- Please note that the use of any external caterers and/or contractors is not permitted.
- Please note that in 2023, only the 6 person price is available.



# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 9.00 p.m. Late arrivals, if agreed, will be charged €30 (paid locally).
- **Departure time:** 8.00 a.m. to 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, plus mid-week change of bath towels and weekly linen change for stays of more than 7 nights.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** This property features 4 air-conditioning units. 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 that only the 6 person prices include the rental of the entire villa, please see the 'Features' tab for full details. Please note that the use of any external caterers and/or contractors is not permitted. Please note that in 2023, only the 6 person price is available.
- **Changeover day:** Saturday from approximately end-June to end-August. 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 in 2025.
- **Heating costs included?:** Extra charged on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult 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 March to end-November. 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:** CIR:19084033C242987 CIN:IT084033C2755IFATL