

# Villa Matilda

**Region:** Sicily   **Sleeps:** 8

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## Overview

Villa Matilda is so close to the turquoise Sicilian seas that you can enjoy panoramic sea views from the villa and terrace and hear the waves gently crashing as you sit in the garden relaxing in the sun. This contemporary holiday home is in an ideal location 400m from the sea in the south-east of Sicily and is just 12km outside of Syracuse, an ancient city of timeless beauty and culture.

Villa Matilda is a home which comprises of two separate units; each with two bedrooms and one with an additional sofa bed. The main house and annexe can sleep up to eight people between them, and the layout would be great for two small families or a group of friends travelling together; meaning you can spend plenty of time together but also have some privacy when you need it. The main house includes a large living room, a small kitchen and two bedrooms with en-suite bathroom. The nearby annexe houses two double bedrooms both with en-suite bathrooms. The garden is a space for everyone to come together and spend days enjoying the private pool and the amazing sea views. There is even an outdoor kitchen to prepare a Sicilian feast alfresco.

The house is located close to the protected marine area of Plemmirio which covers 12km of coastline, protecting the beaches, caves, plants and animals within the park. This means the areas surrounding the villa are picturesque and filled with local flora and fauna and there are some lovely little coves, wetlands and beaches to visit just a few kilometres away.

Also near to the villa, you will find local shops, cafes and restaurants all under 5km away and of course you are only 12km away from Syracuse meaning you can visit as often as you like to see as many of its sites as you want to.



## Facilities

BBQ • Walking/Hiking Paths • Horse Riding • Historical Sites • Tennis  
Nearby • Cycling • TV • Hairdryer • Seaview • Air-Con • Golf Nearby •  
Coffee Machine • Wi-Fi/Internet • Ground Floor Bed & Bath • Villa •  
Washing Machine • Chef/Cook Available • Rural Location • Private Pool •  
Maid Service Available • Beach Nearby • DVD • Pre-Stocked Fridge  
Available • Transfers Available • Ideal for Kids • Ideal for Teens • Pets on  
Request • Dishwasher • Microwave • Heating • High Chair(s) • Parking  
Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist  
Towns & Villages

# Interior & Grounds

## The Villa (180m2)

### Main House

- Open living and dining room
- Kitchen
- 2x double bedroom with en-suite shower room

### Annexe

- 2x double bedroom with en-suite shower

## Outside Grounds (2000m2)

- Private pool (4m x 8m, depth:1.4m), open approximately April to late November
- Well-kept garden with lawns, terraces and sea views
- Covered dining veranda with outdoor kitchen area
- Covered seating area
- Poolside sun loungers and parasols
- Outdoor shower
- Parking

## Additional Facilities

- Wi-Fi
- Air-conditioning (4 units)
- Smart TVs
- Four electric mosquito nets
- Coffee percolator
- Mixer
- Toaster
- Iron
- High chair and cot (on request)



# Location & Local Information

Overlooking the sea and surrounded by protected parkland and coastlines, Villa Matilda is in a beautiful location but is not isolated, with shops and restaurants in easy reach.

The gorgeous, endless coastline is the main feature of the South-East of Sicily and here you will find a great selection of beaches to spend your days relaxing on. Nearby Arenella has a popular, sandy beach and a good selection of bars, shops and restaurants so is a great beach to visit if you wish to spend the whole day there without having to move far to grab something to eat. If you fancy seeing the coast from the comfort of a boat trip, then you could go to Fontane Bianche which is a twenty-five-minute drive away, this is a lovely beach which offers private boat hire or tours.

When you wish to relax and enjoy the local natural surroundings; try going for a hike or a paddle in the clear waters of the protected area of Plemmirio which is just minutes away from the villa. This 12km of coast is filled with stunning caves, beaches, cliffs and protected plants and animals and is a wonderful place to relax or give bird watching a try.

The cities of Syracuse at 12km away and Noto at 35km away are filled with historical attractions, museums, artisan shops and a huge selection of bars and restaurants and are some of the highlights of the island. Another highlight, Mount Etna, is a little further out at around ninety-minutes away by car but if you get the chance to go, it is well the trip. Take the circular train up to the top for an easy ride enjoying the views or take part in a walking tour of Europe's largest volcano!

## Local Amenities

Nearest Airport	Catania (70 km)
Nearest Airport 2	Comiso (115 km)



Nearest Bar/Pub	Syracuse (12 km)
Nearest Beach	Sandy beach (6 km)
Nearest Beach	Rocky beach (under 1 km)
Nearest Restaurant	(5 km)
Nearest Shop	Syracuse (12 km)
Nearest Supermarket	Syracuse (12 km)
Nearest Town/City	Syracuse (12 km)
Nearest Village	(5 km)

## What we love

- The villa has a wonderful garden with stunning sea views, a private pool and an outdoor kitchen area.
- Villa Matilda is ideally located for visiting the beaches and walking routes of the South-East of Sicily and is 12km away from the city of Syracuse and 35km from Noto so is in an ideal location.
- The house is finished to a high standard with lovely furnishings, smart TVs, Wi-Fi and air-conditioning throughout.

## What you should know...

- The well-finished home is made up of two individual units which is great for a group or two small families travelling together.
- Please note that the use of any external caterers and/or contractors is not permitted.
- Please note home security devices may be installed at the villa, please enquire for further information.
- A car is highly recommended to explore the local area.

# 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. - 9.00 p.m. Late arrivals between 9.00 p.m. and midnight, if agreed, will be charged €50 (paid locally).
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Bath towels changed twice a week and linen changed weekly.
- **Pets welcome?:** Small pets are welcome on request only and with prior agreement with the owner.
- **Other Ts and Cs:** 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 the use of any external caterers and/or contractors is not permitted.
- **Changeover day:** Saturday approximately July 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 high season. 5 nights during all other periods.
- **Heating costs included?:** Yes.
- **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, changed weekly.
- **Pool opening dates?:** The pool is open approximately April 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: 19089017C232978 CIN: IT089017C2YHLF7S22