

# Villa Rubino

**Region:** Sicily   **Sleeps:** 8

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## Overview

Villa Rubino occupies a privileged position within a small residential area nestled in the countryside close to the city of Modica. You can drive to Modica in less than 15 minutes, with the coast and sandy beaches also conveniently reached.

This contemporary villa is like a breath of fresh air; with both the exterior and interior being white, bright and finished to an immaculate standard. The luxurious living space features two areas for relaxing. One is perfect for casual gatherings in front of the television, with the other a more formal area for reading and those quieter times.

Wherever you unwind or dine, you'll be rewarded with glorious views over either the main terrace with pool and out across the countryside, or over the lawned front garden. This area of garden is especially great for children to play games on and burn off some energy!

The relaxed feeling continues into each of the four bedrooms. One first-floor bedroom also has its own balcony terrace from where views over the lovely surrounding landscape can be enjoyed.

Also enjoy poolside-cocktails and al fresco meals on the main terrace, with the swimming pool being a beautiful focal point. The space is especially magical once evening falls, with lawn lamps illuminating it for a perfectly enchanting atmosphere.

Villa Rubino provides an ideal base for day trips to places such as the cultured city of Modica, which is only 15 minutes away by car. Its main attractions are the number of Baroque buildings, chocolate museums and a fascinating chocolate museum.



Other historic must-visits include the hilltop town of Ragusa and the city of Syracuse with its old town called Ortigia. The ancient Archaeological area of Cava d'Ispica is just a short drive away.

You can also be relaxing on sandy beaches and swimming in azure waters within 20 minutes, after driving to coastal spots like Pozzallo and Marina di Modica.

## Facilities

Maid Service Available • Wi-Fi/Internet • Air-Con • Beach Nearby • Cots (Cribs) • Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Open-plan living/dining space with sofas, armchairs, flat screen TV, dining table for six guests, desk, doors to terrace
- Kitchen with oven, microwave, freezer, dishwasher, toaster, coffee machine
- Double bedroom with flat screen TV, ensuite shower room, doors to terrace
- Double/twin bedroom with flat screen TV, ensuite shower room, doors to outside
- Bathroom

### First Floor

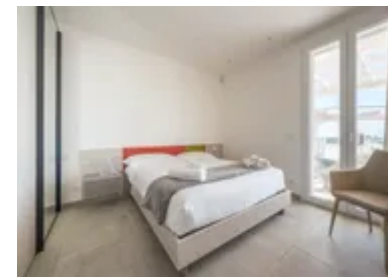
- Double bedroom with flat screen TV, ensuite shower room
- Twin bedroom with flat screen TV, with ensuite shower room and doors to balcony terrace with table and chairs

## Outside Grounds

- Swimming pool (5m x 10m, depth: up to 1.4m with Roman steps)
- Garden (2500 sqm) with lawn
- Covered outdoor kitchen with dining table for six guests
- Barbecue
- Veranda with seating
- Poolside showers (x2)
- WC
- Sun loungers and seating
- Parking
- Gated entrance

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Flat screen TVs
- Washing machine and dryer
- Iron
- Hair dryer



# Location & Local Information

Villa Rubino enjoys an enviable position within the countryside surrounding the city of Modica; which is just a 15 minute drive. On a country road, amenities are even closer, with a few restaurants, bars and shops only five minutes away by car.

Known for its stunning Baroque architecture, the city of Modica is a great place for a day out. Enjoy historic sightseeing at the cathedrals of Duomo di San Pietro and Duomo di San Giorgio, as well as browsing the archaeological finds on show at the Museo Civico. Modica is also famous for chocolate, so be sure to visit its number of chocolate shops and the museum that tells the story of chocolate making in the city.

In a dramatic, rugged spot and full of atmosphere is the Archaeological area of Cava d'Ispica. Walk around this impressive site to discover ancient cave homes and burial sites that were carved into a mountain many thousands of years ago.

Another historic must-visit is the hilltop town of Ragusa. The old town is full of Baroque buildings to admire, with Giardino Ibleo gardens a lovely place to take a break and take in panoramic views over the valleys. Shoppers will also love the number of outlets in the town, with some top designer shops amongst them.

The coast is ljust minutes away by car, with some of the nicest beaches found at Marina di Modica and Pozzallo. Marina di Modica is great for those into watersports, with ideal conditions for surfing and windsurfing.

## Local Amenities

Nearest Airport	Comiso (46km)
Nearest Airport 2	Catania (117km)



Nearest Village	(3.5km)
Nearest Town/City	Modica (7km)
Nearest Restaurant	(2km)
Nearest Bar/Pub	(3km)
Nearest Supermarket	(4km)
Nearest Beach	Pozzallo/Modica (15km/18km)

## What we love

- This luxurious villa is finished to a high standard throughout
- The rural location of the villa means beautiful countryside views
- One bedroom has its own private balcony
- Enjoy a private pool, outdoor dining and garden
- The city of Modica is just a 15-minute drive away and the pretty Marina Di Modica is only 20 minutes away

## What you should know...

- The villa's central staircase is open-tread and curved
- On a country road, other properties are close by (one of the neighbours may even share some fruit from their orchard), but the villa is private
- 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
- The pool is not fenced, so children should be supervised when outdoors.

# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 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 and mid-stay change for stays of 10 nights or more.
- **Pets welcome?:** No.
- **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. A cot and highchair are available on request. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. Extra €300, payable to Oliver's Travels at the time of balance payment. 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.
- **Minimum stay:** 7 nights from July - September. 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax charged to client's credit card before arrival by the owner (typically costs €1-€5 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?:** 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: IT088006C2Z4IY4A6W