

# Villa Xul

Region: Ibiza Sleeps: 8

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## Overview

Villa Xul oozes a rich farmhouse feel with its traditional terracotta tiled floors and rustic wooden beamed ceilings. It is comfortable and spacious and offers excellent accommodation to 8 guests in 4 bedrooms. This fantastic family villa is situated in the centre of the island with gorgeous panoramic countryside and mountain views.

The village of San Rafael is mid-way between Ibiza Town and San Antonio. Foodies will enjoy the fabulous culinary delights, and those with artistic and creative interests will adore the pottery workshops and handmade ceramics. San Rafael has been declared an artisan zone and is home to many artists. San Rafael is dominated by the village church.

This homely villa is surrounded by Mediterranean gardens in a quiet residential area. The villa is secluded and very private, your own little holiday oasis! The garden is mature, with lush lawns and lovely Mediterranean planting. The delightful 10m x 6m L-shaped swimming pool has two depths, one shallow and perfect for small ones and the other deeper for swimming. Sun loungers, parasols and daybeds surround the pool where you can soak up the sun and enjoy your holiday read. You can relax in the hot tub with a glass of wine for total relaxation. The covered terrace offers alfresco dining and an outdoor lounge area. There is an additional mezzanine covered terrace off the kitchen where you can also enjoy relaxing alfresco dining and lounging.

Inside, the spacious lounge oozes warmth with its cosy farmhouse feel and open fireplace. The tiled floors run through to the colourful kitchen with a breakfast table. The bedrooms continue in this style, traditional, warm and comfortable with rich woods and terracotta floors. Two of the bedrooms boast double beds and ensuite bathrooms



with baths. The remaining two both offer twin beds, and they share a bathroom. The bathrooms are all fully tiled and well-maintained.

## Facilities

Golf Nearby • Air-Con • Wine Tasting • Private Pool • Ideal for Kids • Historical Sites • Walking/Hiking Paths • Special Offer • Has Discount • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • Modern • <1hr to Airport • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Safety Deposit Box • Satellite TV • Working Fireplace/Woodburner • Heating • Fenced Grounds

# Interior & Grounds

## The Villa

In a quiet residential area of the village of San Rafael, Villa Xul is surrounded by Mediterranean gardens and beautiful mountain views. San Rafael sits on the main road between Ibiza town and San Antonio and is home to some of Ibiza's best restaurants and clubs. Villa Xul successfully marries this great location with a peaceful vibe throughout its homely living spaces and an attractive garden. There are 4 bedrooms and 3 bathrooms, and it can accommodate up to 8 people

### Ground Floor

- Ample living room with satellite TV, fireplace and access to the patio
- Traditional kitchen with small dining area
- Family bathroom
- Master bedroom with double bed, fireplace, access to the patio and en-suite bathroom
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single beds
- Bedroom with two single beds

### Mezzanine

- Outdoor furnished terrace

### Exterior Grounds

- Private swimming pool
- Large garden and patio area
- Covered terrace
- Chill-out area
- Various sun loungers
- Outdoor dining
- Barbecue area
- Various parasols
- Private parking

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- Satellite TV
- Safe box
- Alarm system

Touristic Registration Number: 2016019274



## Location & Local Information

Villa Xul enjoys a lovely countryside setting with fantastic mountain views. It is situated in the lovely village of San Rafael, in the middle of the island. This quiet village gives you a sense of calm though it is also close to two of the island's super-clubs Privilege and Amnesia. You can try your hand at pottery at one of the workshops. Some of the unique pieces use methods and styles dating back to the Carthaginian occupation.

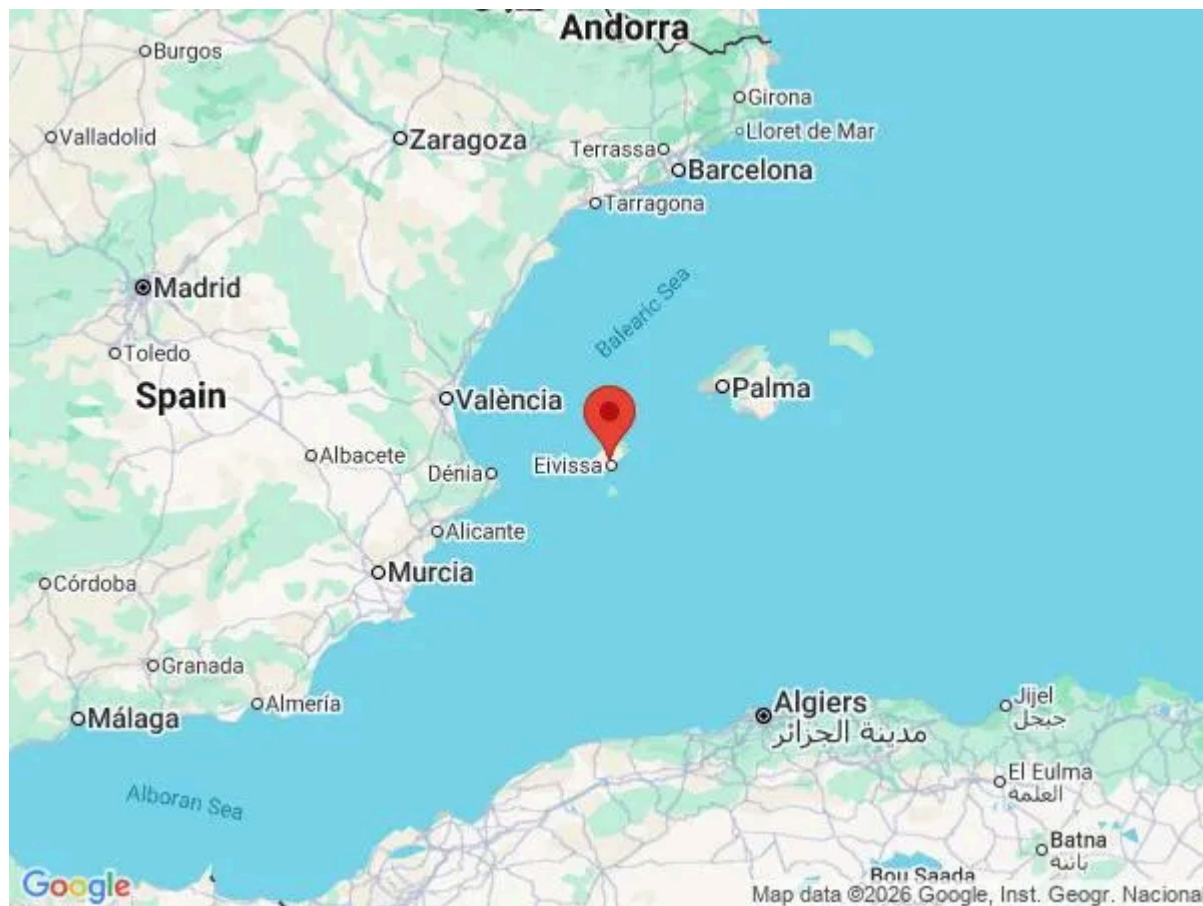
The beauty of this central location is that it is easy to visit the whole island. The Cala Conta coastline in the south-west is famous for its spectacular sunset views and its blissful beaches with stunning views of the islets of Es Bosc, Sa Conillera, Ses Bledes and S'Espartar. Further north the beaches of Cala Bassa and Port d'es Torrent are also gorgeous. Port d'es Torrent is one of Ibiza's hidden gems.

San Antonio is lively and colourful, a popular tourist resort with sunset cafes, glitzy bars and legendary nightclubs. There are many boat excursions from the resort, boat parties and watersports from the beach. There are several super-clubs, Es Paradis and Eden, for the party revellers and a famous pool party venue, Ibiza Rocks Hotel. The inflatable water playground is very popular with children.

San Agustin is one of the prettiest villages on Ibiza, almost untouched by modern tourism. The pretty whitewashed church and tiny neighbourhood bar are delightful. From the church square, you can enjoy fabulous views of the San Jose hills and lush open countryside. It is a totally different world from San Antonio and Ibiza Town!

In the south-west, you will enjoy visiting the fabulous Parc Natural de Ses Salines, where the salt production carried out for hundreds of years has formed a unique, breathtaking landscape. Hundreds of hot-pink flamingoes visit the wetlands between August and October to spend the winter on the island.

The east coast resorts of Cala Llonga and Santa Eulalia,



Ibiza's third largest resort, are wonderful and definitely worth a visit.

## Local Amenities

Nearest Airport	<b>Ibiza Airport (13km)</b>
Nearest Ferry Port	<b>Ibiza Ferry Port (8km)</b>
Nearest Village	<b>Sant Rafael de sa Creu (650m)</b>
Nearest Town/City	<b>Ibiza Town (8km)</b>
Nearest Restaurant	<b>La Belle Ibiza Restaurant (600m)</b>
Nearest Bar/Pub	<b>Bar Es Cruce (600m)</b>
Nearest Supermarket	<b>Spar (750m)</b>
Nearest Beach	<b>Ses Figueretes Beach (8km)</b>
Nearest Golf	<b>Ibiza Golf Course (15km)</b>
Nearest Tennis	<b>Eivissa Tennis Club (8km)</b>

## What we love

- Villa Xul is charming, warm, traditional and very comfortable. It's farmhouse characteristics, terracotta tiles and wooden beamed ceilings make you feel completely at ease
- The location is peaceful and secluded with fabulous countryside and mountain views
- How lovely to be able to relax in the hot tub on the terrace with your holiday read and a glass of fizz!

## What you should know...

- You will have to drive to the beach from this location but there are 80 on the island to choose from!
- There are many fantastic markets on Ibiza. We recommend visiting San Jose's ecological food and craft market on a Saturday morning but you must also visit one of the Hippy Markets
- There are many incredible spas and yoga retreats on the island. Why not treat yourself to some lovely treatments?

# Terms & Conditions

- **Security deposit:** €800 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4 pm
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).
- **Changeover day:** Saturday during peak season. Flexible during other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not permitted.
- **Minimum stay:** 7 nights and weekly stays only. Please enquire for other durations.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid prior arrival via a link direct to the supplier.
- **Internet access?:** Wi-Fi internet access included in rental price.