

# Villa Incanto

**Region:** Sicily   **Sleeps:** 8

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## Overview

Villa Incanto enjoys a truly exquisite location on the Sicilian coastline, near the ancient city of Syracuse. With incredible sea views, a private pool and beautiful interiors, this recently renovated villa offers extreme comfort and luxury.

Step inside and you are immediately struck by this luxurious villa's brightness, modern design and elegant style. That's not to mention the stunning aspect which can be admired from the floor to ceiling windows in almost every room of this sea-facing home. These vistas extend into each of the four spacious bedrooms, all of which have king-size double beds and superb en-suites. The sun terrace on the third floor is the perfect spot to make the most of the house's epic vantage point and watch the sun set over the water and distant hills.

For guests looking to unwind and relax in splendid surroundings, this villa has so much to offer. Spend the evenings curled up on the sofa with a glass of wine or arrange for a chef to cook for you before dining al-fresco on the garden terrace. Or rest on one of the cabanas in between taking dips in the pool, soaking up the scenery and breathing in the sea air. At Villa Incanto the sea is right on your doorstep. Follow the rocks leading down from the garden and within minutes you can be striking out in the Ionian Sea!

The villa sits on Plemmirio coastline, a 15km stretch of marine area with protected animals, plants and beaches. Pretty coves and secluded beaches can be found just a short distance from the villa, as well as some fantastic viewpoints for taking photos. There are a handful of restaurants and a convenient grocery shop within walking distance.

Syracuse can be reached in 20 minutes by car and is a city rich in culture with a fascinating history. Visit the Greek and Roman historic sites and wander around the medieval streets before sampling some of the city's cuisine. The island of Ortigia is a UNESCO World Heritage Site and a part of the city lined with cafes, restaurants and bars plus bustling street markets for some souvenir shopping.

## Facilities

Scuba Diving • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Wellness • Sailing • Not for little ones • Waterfront • Walking/Hiking Paths • Coffee Machine • Washing Machine • Boat Trips • Hairdryer • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Gym/Fitness Room • Private Pool • Chef/Cook Available • Seafront • Beach Nearby • Wow Factor • Modern • Transfers Available • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV •





# Interior & Grounds

Tourist License Number: 19089017C207159

## Villa Interior (300m2)

### Ground Floor

- Well-equipped open-plan kitchen/dining area with oven, gas hobs x 5, microwave, fridge x 2, freezer, dishwasher, coffee percolator, toaster, dining table, comfy seating area with TV and doors leading to terrace outside
- Small office area with computer
- Fitness room
- Bathroom with steam shower
- Laundry area

### First Floor

- Living room with sofas, armchairs, TV and doors leading to balcony terrace
- 2 x bedrooms with king-size double beds and en-suite bathrooms with showers

### Second Floor

- Master bedroom with king-size double bed, walk-in wardrobe, en-suite bathroom with bath and shower
- Bedroom with king-size double bed, en-suite bathroom with shower and balcony terrace

## Outside Grounds (1500m2)

- Swimming pool (10m x 5m, max depth: 1.3m) with steps, open all year.
- Sun-loungers and 4 cool cabanas
- Outdoor shower
- Terrace with al-fresco dining table and chairs for 10 guests and retractable cover
- Large BBQ
- Comfy seating area
- Roof terrace (200m2)
- Grassy lawns
- Rocky access to the sea

## Facilities

- Wi-Fi
- Air-conditioning (16 units)
- Satellite TVs
- Sonos speaker system
- Private indoor parking
- Washing machine and dryer
- Safe
- Hairdryer



## Location & Local Information

Villa Incanto benefits from a serene, seaside location with direct access to the sea via rocks in front of the villa and within walking distance to amenities. This area is also surrounded by sleepy coves and golden beaches and one of Sicily's most impressive cities is just a short drive away.

The villa is located on the Plemmirio coastline, a stretch of marine area covering 15km which protects the animals, plants and landscape found here. As such, the area is a beautiful place to explore. Enjoy swimming in the clear waters, hiking along the cliffs or even a spot of birdwatching. The turquoise colour and biodiversity make the sea here ideal for snorkelling and scuba diving and its truly one of the most striking belts of the eastern coast of Sicily.

There are a couple of good pizzerias nearby, as well as a useful grocery store just a 10-minute walk from the villa. Arenella sits a little further along the coast, a ten-minute drive away, and has a popular sandy beach and several restaurants and shops. Just as lovely is the beach at Fontane Bianche, a little further, with its shallow, crystal-clear water, summer beach bars and good facilities. Various boat trips also depart from here and provide a great opportunity to see more of the coastline.

The medieval city of Syracuse is just a 20-minute drive away and is a highlight of any trip to Sicily. It's rich in culture and history and filled with Ancient Greek and Roman ruins. The Roman amphitheatre is one of the city's most spectacular sites while the baroque style of its palaces, churches and piazzas is quite exquisite. The ancient streets are lined with lemon trees as well as a fantastic selection of cafes, restaurants and bars. The island of Ortigia is one of the most picturesque parts of the city and is loved by locals and tourists alike for its vibrant Saturday morning market, pretty streets and lively atmosphere.

The Palazzo-filled city of Noto is a lovely place to visit. Its ornate buildings epitomise Sicilian baroque architecture and is one of the reasons why the city has been awarded UNESCO World Heritage status. Equally as beautiful is Modica, which also happens to be known as the home of Sicily's best chocolate.

Catania can be reached in just over an hour and is a city brimming with energy and packed full of bars and restaurants. Its historic centre is well worth a visit and its street markets are some of Sicily's finest. Casting a mighty shadow over the city is Mount Etna, which can be best viewed from one of the Duomos. The volcano itself is the highest in Europe and a UNESCO World Heritage Site. Take the train to the top for an easy route to some of the most magnificent views across the whole island.



## Local Amenities

Nearest Airport	Catania (74km)
Nearest Airport 2	Comiso (117km)

Nearest Train Station	Syracuse (12km)
Nearest City	Syracuse (12km)
Nearest Restaurant	(1.5km)
Nearest Bar/Pub	Syracuse (12km)
Nearest Shop	(1.5km)
Nearest Beach	Arenella (6km)
Nearest Tennis	Syracuse (12km)
Nearest Golf	I Monasteri Golf Resort (24km)

## What we love

- This sea-facing villa boasts a wonderful garden with spectacular views, a terrace with an al-fresco dining area and direct access to the sea
- The villa is beautifully decorated and finished to the highest standard with luxury facilities including a fitness room and private swimming pool
- Located on the island's eastern coastline, the villa is in the perfect position for exploring the Plemmirio nature reserve's beaches and wildlife
- The historic city of Syracuse is a 20-minute drive from the villa and is packed with Ancient Greek ruins and Roman sites as well as baroque churches and palaces

## What you should know...

- Access to the sea in front of the villa is via rocks, or there are some wonderful beaches within a short drive
- Please note that this villa is not suitable for children under 12 years old
- 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



# Terms & Conditions

- **Security deposit:** €2000 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. Check-in outside this time, if agreed and until 12:00 a.m., is subject to an extra cost. Please enquire for more details.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **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 children under 12 are not allowed to stay at this villa. Please note that the use of any external caterers and/or contractors is not permitted.
- **Changeover day:** Saturday approximately Mid-May until End-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?:** Not allowed.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 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 all year-round. 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: 19089017C207159 - CIN: IT089017C29VJMORQ8