

# Villa Reale

Region: Sicily Sleeps: 12

## Overview

Villa Reale is set in an idyllic location bordering the Vendicari Nature Reserve in southeast Sicily. Nestled within enchanting grounds, the villa offers stunning views from two rooftop terraces, overlooking lush landscapes and the coast, where wild beaches await. The reserve's marshland is teeming with wildlife, providing a tranquil and natural backdrop.

The villa features six double bedrooms, with five in the two-story main building and a separate one-bedroom annex, ideal for a second group. Each bedroom is designed for comfort and has an en-suite, with access to either a terrace or garden.

Inside, the villa exudes character, with quirky design elements, vibrant color schemes, and stylish furnishings. The living areas are welcoming and sociable, providing spaces to relax or read in peace. In the evenings, the dining room sets the stage for memorable meals with friends and family.

The rambling grounds, lush and tropical in feel, include a sunken garden accessed by rooms on the lower floor, and an arcaded patio perfect for taking in the serene surroundings. The beautiful pool offers a refreshing escape, while the larger rooftop terrace, with an outdoor kitchen and dining area, is ideal for al-fresco meals.

With the Vendicari Nature Reserve just minutes away, guests can explore diverse landscapes, spot wildlife such as flamingos and pelicans, and enjoy the historic charm of the area. The reserve leads to beaches like Spiaggia di Cittadella, which can be reached by a scenic walk or a 10-minute drive. The Baroque city of Noto is just 20 minutes by car.

## Facilities

Boat Trips • Scuba Diving • Cycling • Historical Sites • Watersports • Air-Con • Fishing • Walking/Hiking Paths • Wine Tasting • Ideal for Kids • Private Pool • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Maid Service Available • Pets on Request • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Dishwasher • Satellite TV • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Ideal for Babies & Toddlers



# Interior & Grounds

## Main Villa

### Ground Floor

- Living room with sofas, TV and doors to terrace
- Dining room with table for eight people and doors to terrace
- Open-plan kitchen with oven, stove, fridge and doors to terrace
- 2 x bedrooms with double beds, en-suite bathrooms and doors to terrace

### Lower Floor

- Reception room with sofas, armchairs, TV, doors to arcaded patio/lower level garden
- 3 x bedrooms with double beds, en-suite bathrooms and doors to arcaded patio/lower level garden
- Workspace with two single fold-away beds (available on request only)

## Separate Annexe Interiors

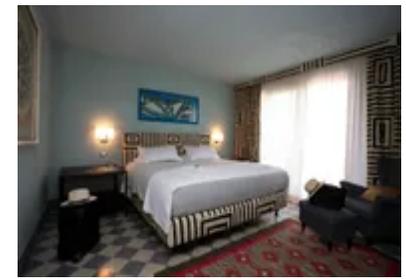
- Living area with sofas, extra double bed (available on request only) and TV
- Open-plan kitchen/dining space with table for six people, oven, stove and doors to pool terrace
- Bedroom with double bed and en-suite bathroom

## Outside Grounds

- Swimming pool (17m x 5.5m, depth:1.5m)
- Terrace with tables and chairs, sun loungers, umbrellas
- Main gardens with trees, plants, flowers
- Lower level garden with arcaded patio, table and chairs, trees, plants, flowers
- Main villa covered rooftop terrace with outdoor kitchen, dining table for eight people, seating area
- Annexe rooftop terrace with built-in seating area
- Covered terrace with sofa, deckchairs
- BBQ
- Parking

## Additional Facilities

- Wi-Fi
- Underfloor heating
- Iron
- Ice maker



# Location & Local Information

Bordering Vendicari Nature Reserve with its calm and rugged beauty, Villa Reale is an escape to quiet seclusion. You can be exploring the reserve's varied landscapes in minutes, and there's over 1,500 hectares of marshland and coast to cover. It's a birdwatcher's dream in particular, as flamingos, pelicans and egrets are just some of the birds you're likely to spot. Also dotted across the land are interesting archaeological remains and remains of traditional old buildings.

There's over 13km of rocky coastline included in the reserve, so you have a choice of beaches on which to stop and appreciate your surroundings. Uncrowded and wild, you can swim and snorkel in total peace. Spiaggia di Cittadella is one of the closest beaches to the villa, with it being either a 10-minute drive or just under an hour's walk.

A short drive away is pretty Pachino. Enjoy sightseeing your way around the town, with the central piazza being where you can find many lovely 18th-century buildings. And history goes even further back in Pachino, as it features several fascinating ancient sites including a Roman village and Greek temple.

One of the most impressive historic destinations in this part of south-east Sicily is the city of Noto. You can reach it in around 20 minutes by car. Noto is UNESCO-protected, in part due to the wealth of baroque buildings in the city. One must-visit is 18th-century Noto Cathedral, with plenty of palaces and churches to see too. Corso Vittorio Emanuele is the city's main shopping street and is lined with cafes, restaurants and gelaterias, as well as the chic shops.



## Local Amenities

Nearest Airport	<b>Catania</b> (98km)
Nearest Train Station	<b>Noto</b> (14km)
Nearest Town	<b>Pachino</b> (8km)
Nearest Restaurant	<b>Paschino</b> (8km)
Nearest Bar/Pub	<b>Pachino</b> (9km)
Nearest Beach	<b>Spiaggia di Cittadella</b> (5km)
Nearest City	<b>Noto</b> (16km)



## What we love

- The villa is right on the edge of Vendicari Nature Reserve and close to beautiful beaches.
- The separate annexe is ideal for a second group wanting extra privacy.
- Enjoy drinks and wonderful views over the reserve from two rooftop terraces.
- Cool off in the huge swimming pool after a stroll around the landscaped gardens.
- Around 20 minutes away by car is the baroque town of Noto.

## What you should know...

- Four extra guests can be accommodated on request, please enquire for more details.
- A car is necessary to explore your surroundings due to the villa's rural location.

# Terms & Conditions

- **Security deposit:** A damage waiver of €99 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €1500. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €1500 claims will be made to recoup the extra charges incurred to repair any damage. An additional deposit of €30 per week in cash is required at check-in for urban waste disposal, which is fully refundable if waste is properly disposed of at the end of your stay.
- **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, except heating costs (payable locally in cash).
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per stay will apply (payable locally).
- **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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday.
- **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?:** Outside only.
- **Other 2:** A cot (€60 per stay) and a highchair (€45 per stay), are available upon request, payable locally
- **Minimum stay:** 7 nights. All other durations on request only.
- **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 approximately May to end-October. 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.