

# Natura Villa

Region: Sicily Sleeps: 6

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## Overview

Natura Villa is a wonderful home for a holiday in the South-East of Sicily. Enveloped by verdant hillsides but just 5km away from the closest town and beaches, here you can enjoy lazy days by the pool before heading out for dinner by the coast with ease.

The home comprises of two buildings; a main villa and an annexe. In the main villa you will find an open-plan room which contains the living space and a fully-fitted kitchen. As well as a comfy sofa and a Smart TV for watching films, this room has all of the kitchen appliances you will need for preparing delicious meals for your party.

There are two bedrooms available in this well-equipped, contemporary main villa, one of which is a double room which opens on to the garden with an en-suite bathroom. The other room can be set up as a double or with two twin beds depending on the needs of the guests. You will find the third bedroom in an annexe, just a few steps from the main home. It also has an open-plan studio room with a canopy bed, a sofa, a kitchenette and a bathroom so would be a gorgeous space for a couple looking for some added privacy from the rest of the party.

Natura Villa also boasts a garden of 1000m<sup>2</sup> with lawned areas, trees and incredible views of the countryside and the sea. There are numerous expansive terraces and two dining tables to dine at; one uncovered and one in the shade of a pergola which is lit up by twinkling lights in the evening. With a summer kitchen available in the garden, plus plenty of seating, you can spend all day out here. The private pool is another fantastic feature where you can take a cooling dip on a hot afternoon.



## Facilities

Air-Con • Fishing • Villa • Private Pool • Boat Trips • Scuba Diving • Cycling • Tennis Nearby • Ideal for Kids • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Beach Nearby • Modern • Ground Floor Bed & Bath • Saltwater Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Microwave • Smart TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

Property License Number: 19089013C212950

6-guest rate: Main House and Annexe (3 bedrooms)

4-guest rates: Main House only (2 bedrooms)

## Villa Interior (110m2)

### Main House

- Open-plan living/dining room with garden access, sofa, smart TV, dining table seating 4 guests plus fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, mixer, toaster and coffee machine
- Bedroom with garden access, double bed and en-suite bathroom with shower, bidet and WC
- Bedroom with double bed or two twin beds
- Bathroom with shower, bidet and WC

### Annexe

- Open-plan living/dining area with garden access, double canopy bed, sofa, smart TV, breakfast table and kitchenette
- Bathroom with shower, bidet and WC

## Outside Grounds (1000m2)

- Salt water swimming pool (6m x 12m, depth: 1.2m - 1.5m) with steps. Open approximately beginning- April to end-November
- Landscaped garden with sea views
- Covered terrace (300m2) with al-fresco dining table and chairs
- Summer kitchen with barbecue, sink and fridge
- Covered patio with table and outdoor sofas
- Poolside sun loungers and umbrellas
- Hammocks
- Deckchairs
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- 2 Smart TVs
- Washing machine
- Dishwasher
- Iron and ironing board
- Hairdryer



# Location & Local Information

Natura Villa is located in a stunning hillside position, ideally situated for visiting the glorious sandy beaches, exploring archaeological sites and discovering picture-perfect Baroque towns. There is something for everyone in this corner of the beautiful island of Sicily.

For days when you don't feel like venturing too far from the villa, head out on walks in through the nearby olive groves which give way to winding hiking routes and cycling trails. Or, for longer coastal walks you can visit the Vendicari Nature Reserve which is only 10km away. This protected reserve is filled with grasslands, hiking areas and gorgeous natural beaches. While visiting Vendicari you can also go bird watching, enjoy a leisurely picnic or even go snorkelling in one of the quiet coves.

The closest beach to the villa is Lido di Noto which is only 5km away by car. This is a brilliant, sandy beach with plenty of sun loungers and seasonal beach clubs serving refreshments. There are lots more beaches dotted along the coastline too, including Eloro Beach, Marianelli Beach and Pantanello Beach which are easy to reach from Natura Villa.

When you wish to shop for some fresh ingredients for dinner, then drive into the amazing town of Noto which is just 5km away. Here you will find plenty of grocery stores as well as a lively market which fills the streets every Monday and where you can pick out locally grown vegetables and freshly baked bread.

Noto is also a paradise for those who love wandering around picturesque streets as it is packed with the finest Baroque architecture. There are palaces you can visit such as Palazzo Nicolaci and Palazzo Ducezio plus the awe-inspiring cathedral. If you are visiting in May then you will be in for a treat as the popular flower festival takes place during this month and is much-loved by visitors.



## Local Amenities

Nearest Airport	<b>Catania Airport (89km)</b>
Nearest Village	<b>Noto (5km)</b>
Nearest City	<b>Syracuse (35km)</b>
Nearest Restaurant	<b>Noto (5km)</b>
Nearest Bar/Pub	<b>Noto (5km)</b>
Nearest Beach	<b>Lido Beach Noto (6km)</b>



Nearest Golf	<b>I Monasteri Golf Club (30km)</b>
Nearest Tennis	<b>(4km)</b>
Nearest Shop	<b>Noto (5km)</b>

## What we love

- Natura Villa is a recently-renovated home surrounded by beautiful Sicilian countryside with panoramic views of leafy hillsides and the dazzling sea
- You are sure to spend plenty of time in the vast, landscaped garden which boasts a number of terraces and a private pool
- This is a wonderful base for exploring the South-East of Sicily with the baroque town of Noto just 5km away the Vendicari Nature Reserve only 10km away
- The closest beach is just a 10-minute drive away while there are countless other sandy beaches within easy driving distance

## What you should know...

- As the villa sits in serene countryside, we recommend that you bring a car to visit the nearby towns and beaches.
- One of the three bedrooms is located in a separate annexe, offering a little added privacy from the main group to 2 guests.
- Please note that the annexe is only available to guests when booking the 6-person rate. If booking the 4-person rate, it will be closed to guests.
- Please note that the 4-person rate is only available to book outside of July & August.
- Please note that the use of any external caterers and/or contractors is not permitted.

# 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. Arrivals between 9.00 p.m. and midnight are on request and subject to a €30 fee, payable locally.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, including mid-week change.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. <br> Please note that the use of any external caterers and/or contractors is not permitted. 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday from end-June to beginning-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?:** No.
- **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 person 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 from approximately beginning-April to early-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.