

# Villa Ipno

**Region:** Sicily **Sleeps:** 6

---

## Overview

Villa Ipno is located just a stone's throw away from the crashing waves of the Ionian Sea, which you can access via a nearby pathway. While staying here, you could opt to spend lazy days at the nearby beaches and nature reserves or you could spend your time discovering historic and cultural attractions in Noto and Syracuse.

Spread over two floors, Villa Ipno is a delightful home with plenty of space for a group of friends or a small family. This recently built villa has been designed with care to create a comfortable home from home for guests. White and sandy tones fill the home and allow the incredible sea views to take centre stage. The home is flooded with natural light from the expansive windows which look out on to the leafy green garden and the sea. High quality furnishings and crisp linens add an elegant feel to the villa, while features such as air-conditioning, Smart TVs and Wi-Fi ensure that you will have everything on hand for a relaxing stay.

The ground floor is where you will find the heart of the home; the open-plan living and dining room. As evening falls, this space is a sociable hub where you can all gather over meals and drinks, moving between the living area with sofas and a fireplace and the connected dining room. Foodies will find everything they need for cooking up delicious meals in the adjoining kitchen, unless you prefer to book a private chef and put your feet up.

When you are in need of a good night's sleep, there are three calming bedrooms on offer at the home. Downstairs there is a bedroom which can be set up as a twin room or with a king-sized double bed, this room opens out on to its own furnished terrace and has a contemporary en-suite bathroom. Upstairs there are two more bedrooms, each with their own balconies, king-sized double beds, Smart



TVs and en-suite bathrooms.

Outside, the home is enveloped by 3500m<sup>2</sup> of landscaped, gated gardens, which are a tranquil oasis despite being close to the village. With fantastic summer weather, your group will love spending time out in the garden where you can fire up the barbecue and dine al-fresco, flick through a magazine on the outdoor armchairs or take a dip in the private, heated pool.

If a stoney beach with a serviced beach club is more your style, you will find the nearest Lido at just a short drive away. There also a number of shops and restaurants close by to the villa which is really handy. If you would prefer a completely natural cove which backs on to pine forests and hiking trails, Plemmirio Nature Reserve is only a few kilometres away!

In addition to beautiful natural surroundings and sun-drenched beaches, this area of Sicily is home to some incredible towns and cities, why not take a day trip to Noto which is 36km away or Syracuse which is 13km away.

## Facilities

Wine Tasting • Romantic • Scuba Diving • Boat Trips • Hairdryer • Seaview • Walking/Hiking Paths • Coffee Machine • Villa • Beachfront • Washing Machine • Horse Riding • Watersports • Historical Sites • Air-Con • Golf Nearby • Surfing • Wi-Fi/Internet • Ground Floor Bed & Bath • Tennis Nearby • Cycling • Sailing • Table Tennis • Indoor Games • Cots (Cribs) • Private Pool • Seafront • Beach Nearby • Chef/Cook Available • Transfers Available • Water park • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Electric Car Charger • Smart TV • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (240m2)

### Ground Floor

- Open-plan living and dining room with garden access, sofa, built in seating area, TV, fireplace and dining table seating 8
- Adjoining kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Bedroom with private terrace, king-sized double bed or two twin beds, TV and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

### First Floor

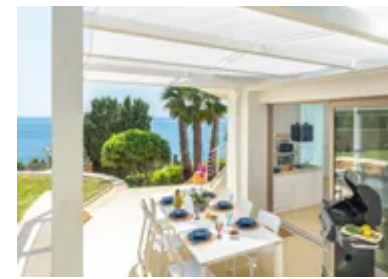
- 2 x bedroom with private balcony, king-sized double bed, TV and en-suite bathroom with shower, sink, bidet and WC

## Outside Grounds (3500m2)

- Private swimming pool (10m x 4m, depth: 1.6m) open year-round, heated mid-May to mid- October
- Gated, landscaped garden with lawn and palm trees
- Covered dining terrace
- Poolside sun loungers
- Armchairs
- Ping pong table
- Barbecue
- Parking
- Direct access to sea via a 50m path

## Facilities

- Wi-Fi
- Air conditioning
- Smart TVs
- Iron and ironing board
- Hairdryers



## Location & Local Information

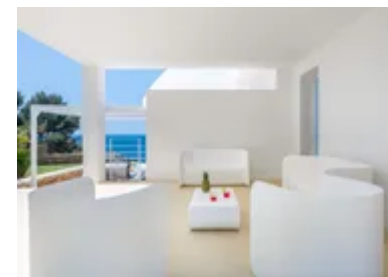
Villa Ipno is a wonderful base for those wishing to combine days exploring coastal parks and beaches, with days discovering the charms of the city of Syracuse. The villa enjoys a fantastic setting close to many amenities and beaches.

The home sits on the South East coast of Sicily overlooking the stunning Ionian Sea. The expansive gardens and sea views mean you will not feel overlooked by the few neighbouring homes and creates a tranquil setting.

The nearest shops and restaurants are in the nearby village, while there are also a greater selection in the beach resorts of Arenella and Fontane Bianche. With the amazing, historic city of Syracuse located just 13km away, you may simply opt to do your shopping and dining out there as there is such a large range of shops, markets and eateries. Syracuse is a must-visit location for anyone staying in the south of the island. This ancient city is a lovely place to stroll around and you will be enchanted by the beautiful churches, narrow lanes and medieval buildings. There is plenty to keep your whole party occupied here as there are an abundance of art galleries, museums and historic attractions such as The Archaeological Park Neapolis which is filled with staggering ruins and monuments such as the vast Greek theatre. The best place to dine out in Syracuse is the stunning island of Ortigia which is joined the main city by bridges. Ortigia is where you will find the cities Old Town; this gorgeous island is a labyrinth of medieval streets and is surrounded by the sea as it juts out from the coastline. Traditional family run eateries and bars can be found here, serving local dishes.

After a busy day in the city, you may be in need of a restful trip to the beach. If you fancy trying out some water sports or taking a boat trip then head over to the larger beach resort of Fontane Bianche which is 15km away.

In addition to the historic cities and beaches in this area,



there are delightful outdoor spaces. You could spend some time traversing the endless hiking routes and signposted trails on offer at the nearby Reserva del Plemmirio which is only 3km way from the villa. The reserve protects this beautiful coastline as well as the marine life and animals which live here so is a lovely place to visit for nature-lovers.

Local Amenities

Nearest Airport	Catania Airport (71 km)
Nearest Airport 2	Comiso Airport (92 km)
Nearest Beach	(1 km)
Nearest City	Syracuse (13 km)
Nearest Golf	I Monasteri Golf Club (24 km)
Nearest Restaurant	(< 1 km)
Nearest Shop	Grocery shop (1 km)
Nearest Tennis	(On-site)
Nearest Village	(1 km)

## What we love

- With an open-plan living space and three elegant en-suite bedrooms, Villa Ipno is perfectly suited to a trip with your close family or a few friends
- The home is beautifully designed in a bright and modern style and can comfortably sleep six guests
- Whether you are sipping a coffee on your balcony or swimming in the private pool you can take in the incredible views of the sea

## What you should know...

- A car is highly recommended to explore the local area and there is parking on site.
- The pool is not fenced, please take care and supervise children.



# Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner/paid in cash upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 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.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **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?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Included.
- **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?:** 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** CIR: 19089017C208647 CIN: IT089017C2I4N9CK9C