

# Villa Filiberto

**Region:** Sicily   **Sleeps:** 8

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## Overview

This spacious, three-storey home sleeps up to 8 guests, is located a mere 15km away from Catania, and is the ideal choice for a family trip.

Villa Filiberto enjoys a wonderful setting, where guests can truly get away from it all and spend some quality time with loved ones, surrounded by the sights and sounds of nature.

The villa is laid out over three storeys and equipped with fantastic amenities and spaces. On the lower ground floor, you will find a range of rooms set up purposefully for guests to indulge in some leisure time. On this level, there is a room with a bar, a pool table and a library where guests can gather for drinks in the evening. In addition, there is a cinema room where everyone can watch a film together and there is even a wellness area with a spa and a gym!

As well as these amazing extras, the home also offers lovely living spaces and bedrooms. The main living area is located on the ground floor and is a large open-plan room with seating gathered around a fireplace, plus a long dining table for sharing delicious Italian meals. Head up the stairs to the first floor to discover the four bedrooms. Two of these bedrooms boast double beds and en-suite bathrooms, while the other double bedroom shares the family bathroom with the final bedroom which can be set up as a twin or double room.

Outdoors, the villa is enveloped by lush grounds with long lawns shaded by established trees. Out here, there is a wealth of seating dotted around the garden, with al-fresco dining areas and pretty fountains. There is also a private swimming pool for cooling off on hot days.

## Facilities

Washing Machine • Villa • Wi-Fi/Internet • Air-Con • Coffee Machine • Wellness • Hairdryer • Historical Sites • Spa/Massage • Walking/Hiking Paths • Chef/Cook Available • Quirky (Unique) • Pool/Snooker • Table Tennis • Indoor Games • Maid Service Available • Cots (Cribs) • Private Pool • Gym/Fitness Room • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Hot Tub • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Home Cinema • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outdoor Pursuit & Activities



# Interior & Grounds

## Villa Interior (500m2)

### Lower Ground Floor

- Billiard room with pool table and bar
- Cinema room with cinema screen and seating
- Spa space with Hammam, jacuzzi, massage table and sauna
- Gym with fitness equipment

### Ground Floor

- Open-plan living space with dining table seating 10, armchairs, built in seating and fireplace
- Fitted kitchen with oven, hob, dishwasher, microwave, kettle, toaster and coffee machine
- Guest WC

### First Floor

- Lounge area
- Bedroom with balcony, double-sized bed and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bedroom with double-sized bed or two twin beds
- Bathroom with shower, sink, bidet and WC

## Outside Grounds (2000m2)

- Private swimming pool (12m x 6m, depth: 1.5m) open year-round
- Garden with lawns and established trees
- Covered terrace with dining table seating 8
- Shaded pergola with outdoor seating
- Poolside sun loungers
- Fountains
- Ping pong table
- Wood fired pizza oven
- Barbecue
- 4x parking

## Additional Facilities

- Wi-Fi
- Smart TV
- Iron and ironing board
- Cot and high chair (on request)





# Location & Local Information

Sitting at the bottom of the incredible Mount Etna, close to some of Sicily's most vibrant towns and cities, Villa Filiberto is a brilliant place to stay, where you can explore the natural surroundings, visit the pristine beaches which line the coast and spend the day discovering historical attractions and monuments in the Catania.

The closest large city to the home is Catania - 15km away. Villa Filiberto is located within a leafy residential area close to peaceful walking and cycling routes, family-run vineyards, and a scattering of sleepy villages. The Roman village of Trecastagni is the closest at just a few kilometres away, but you can also visit plenty of others, such as the charming village of Viagrande, which offers a beautiful butterfly house and a Mount Etna museum in addition to the usual shops, cafes and restaurants, Viagrande is a great place to stop for an afternoon stroll and a coffee.

If you would like to go sightseeing or shopping, Catania is the place to go! This vast city is just 15km away and is packed with attractions and amenities. Though the city has ancient roots, as you walk through the streets and squares, you will notice the stunning Baroque buildings built in the 16th century when an earthquake destroyed the original city. Some of the city's surviving historic sites include the town hall, the Diocesan Museum and the medieval castle. As well as its lively centre, Catania is also home to some of the closest beaches. There are serviced beach clubs, natural swimming beaches and family beaches on offer here, one of the favourites with locals is La Playa which is 18km away from the villa.

## Local Amenities

Nearest Airport	Catania Airport (30 km)
Nearest Ferry Port	Catania Port (30 km)
Nearest Train Station	Catania Centrale (16 km)
Nearest Village	Viagrande (3 km)
Nearest Town	Catania (13 km)
Nearest Beach	Spiaggia di Catania (31 km)
Nearest Golf	Sicilia's Picciolo Etna Golf (50 km)
Nearest Tennis	Tennis e Padel Smash Club (5 km)



Nearest Bar/Pub	Viagrande (3 km)
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## What we love

- Villa Filiberto sits within an oasis of private parkland with towering trees, lawns and fountains, making this a peaceful place to stay.
- This spacious home offers welcoming living spaces and some brilliant features such as a gym, a spa and a bar area.
- A bespoke chef service is available at Villa Filiberto; the chef will create a tailor made menu for every meal if you wish to book.
- When you wish to explore more of Sicily, you have so many incredible places within easy reach; Catania is 15km away, while Taormina is 46km away.

## What you should know...

- Guests should be aware that there are a number of open staircases in the home, so those with little ones or with restricted mobility should be conscious of this.
- The closest village is just few kilometres away, though a car is needed to visit the city of Catania and the stunning coast.
- A nearby property hosts occasionally events, music can be heard during the day and at night. However, for guests staying at Villa Filiberto, privacy is guaranteed as much as possible and quiet hours will be observed.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner, or paid by in cash upon arrival, and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. Check-in outside this time is subject to an extra cost. Please enquire for more details.
- **Departure time:** Before 10.00 a.m.
- **Energy costs included?:** Yes, up to 400 KWh. Excess charged extra.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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. 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. A nearby property hosts occasionally events, music can be heard during the day and at night. However, for guests staying at Villa Filiberto, privacy is guaranteed as much as possible and quiet hours will be observed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. Extra €250 charged along with balance. This is for a standard changeover clean. 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:** 4 nights in low season and 7 nights in high season.
- **Heating costs included?:** Extra €50 per day, payable locally if used.
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** As the pool is not heated, the owners advise to use in the summer. 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 on request only and subject to prior arrangement with the owner and additional charges.
- **Property Licence Number:** CIN: IT087050C2CXE75I3D CIR: 19087050C223720