

# Villa Maria Carolina

**Region:** Sicily **Sleeps:** 12

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## Overview

You'll see double when you stay in the fabulous new build, Villa Maria Carolina, nestled in the heart of the countryside, near the south coast of the Italian island of Sicily. The eco-friendly villa is privileged to enjoy sweeping panoramic views over the Sicilian countryside, towards the mystical Donnafugata Castle, and the historic village. This incredible one-storey, detached property is perfectly symmetrical and has two of everything, including private swimming pools. The spacious six ensuite double bedrooms can comfortably accommodate up to twelve guests, ideal for a significant family holiday, two families sharing, or a group of friends' get-together.

The exterior is ultra-modern, with floor-to-ceiling windows that flood the space with natural light. The interiors are cool and contemporary, furnished with minimalist sleek elegance, and decorated in a palette of neutral shades, with splashes of primary colour highlights.

Enter the villa through the central doors, and there are identical arrangements on either side. The picture postcard view living spaces have L-shaped sofas, armchairs, coffee and side tables, flat-screen satellite televisions, and six-seater dining sets under seriously funky lighting. The galley-style kitchens are fully equipped with all the latest appliances, including breakfast, tall stools, and must-have morning coffee makers. There are three bedrooms on each side of the property, all with air conditioning and ensuite bathrooms. Two bedrooms have double beds, and one has twin beds in each side of the property. This clever configuration is perfect for two families to share the villa and retain their space and privacy.

Step outside onto the terrace and admire the views from the two soft seating spots. Take your pick: go left to swim in the circular pool, or go right and do a few lengths in the rectangular one. Both pools are surrounded by inviting sun loungers and side tables to hold your cocktails. Enjoy a stroll around the extensive gardens, with orchards laden with fruit in season and aromatic plants and herbs you can use in your cooking. As dusk falls, meet under the shady gazebo and feast alfresco at one of the six-seater dining sets, with dishes freshly grilled on the barbeque.

## Facilities

Walking/Hiking Paths • Ideal for Kids • Air-Con • Private Pool • Villa • Special Offer • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Has Discount • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • DVD • Dishwasher • Microwave • Satellite TV • Heating • Kid-friendly excursions • Water excursions/Boat





# Interior & Grounds

## Villas Interiors

- Open plan living space with floor-to-ceiling doors with access to the terrace and panoramic countryside views.
- 2 x Seating areas with L-shaped sofas, armchairs, TVs, 6 dining sets(owner can provide a table of 12 people in one of the living room)
- 2 x Fully equipped kitchen, with breakfast bar and stools.

### Ground Floor

- 4 bedrooms with large double beds and ensuite with showers, hand basins, WCs
- 2 bedrooms with twins beds and ensuite with showers, hand basins, WCs

### Villa Exterior

- West Swimming pool Rectangular 12 x 8 x 1.5m depth.
- East swimming pool Circular 8m diameter, 1,5m depth swimming pool.
- Countryside view terrace.
- Gardens with orchards, aromatic plants, and herbs.
- Gazebo
- BBQ
- Sun loungers.
- 2 soft seating sets.
- 2 x gazebo covered,
- 6 dining sets
- Parking

### Facilities

- Air conditioning in all bedrooms
- Wi-Fi
- Eco-friendly power
- Welcome pack
- Satellite TV
- DVD player
- Daily clean
- Baby amenities
- Iron & Board



## Location & Local Information

Villa Maria Carolina can be found in the heart of the countryside, near the south coast of the Italian island of Sicily. The nearest international airport is in Comiso, only twenty-one kilometres away, or Catania, a one hundred and four-kilometre drive through scenic olive groves and vineyards to your holiday home. The villa overlooks the historic Donnafugata Castle; in the village, you can find supplies for your stay and welcoming bars and restaurants.

The nearest beach is Marina di Ragusa, a fifteen-minute drive from the villa, renowned for its golden sand and crystal clear waters that are perfect for swimming and snorkelling. Further down the coast is the popular Donnalucata, with a mix of sandy and rocky stretches, where you can practice your water sports skills.

Hike or bike the local trails to discover the local flora and fauna, tee off at the Donnafugata Golf Resort, or improve your service at the tennis club. Spend the day at the UNESCO World Heritage site of the old town of Scicli, known for its beautiful Baroque architecture, historic churches, and a nature reserve with canyons, lakes, and archaeological ruins. Visit the nearby towns of Modica and Ragusa, where you can sample the culinary delights of Sicilian cooking, local wines, and its famous chocolate.

Go further afield to see the archaeological wonders of the Valley of the Temples at Agrigento, the Greek theatre and limestone caves of Syracuse, and the Doric temples at Selinunte.

## Local Amenities

Nearest Airport	<b>Comiso (21km)</b>
Nearest Airport 2	<b>Catania (104km)</b>
Nearest Town	<b>Ragusa (17km)</b>
Nearest Train Station	<b>Donnafugata (1km)</b>
Nearest Restaurant	<b>(650m)</b>
Nearest Beach	<b>Marina di Ragusa beach (9km)</b>



Nearest Supermarket	<b>(15km)</b>
Nearest Bar/Pub	<b>(18km)</b>
Nearest Tennis	<b>(15km)</b>

## What we love

- Those uninterrupted sweeping panoramic views from the terrace of Villa Maria Carolina are breathtakingly beautiful
- Who doesn't love a villa with two private swimming pools!
- The clever configuration with two symmetrical sides makes this an ideal villa for two families sharing
- Villa Maria Carolina is a brand new build, with all the latest fixtures and fittings and stylish contemporary furnishings

## What you should know...

- Villa Maria Carolina is symmetrical, with two living spaces and two kitchens, provide additional privacy for two families sharing.
- Villa Maria Carolina prides itself on being eco-friendly and solar-powered, relying on the sun shining!
- The villa is very secluded, so we recommend hiring a car for the duration of your stay.
- Please note that your booking will only be confirmed once we have checked availability with the owner.
- 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.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 8.00 p.m. Late arrivals are subject to an extra charge. Please enquire for more details.
- **Departure time:** Between 8.00 a.m. and 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that your booking will only be confirmed once we have checked availability with the owner. 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 Villa Maria Carolina is symmetrical, with two living spaces and two kitchens, provide additional privacy for two families sharing Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday approximately in July and August. Flexible all other periods.
- **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?:** No.
- **Minimum stay:** 7 nights. All other durations are on request.
- **Heating costs included?:** From November to April Heating extra cost € 60 per day in cash, payable locally.
- **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?:** 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.