

Villa Irama

Region: Sicily **Sleeps:** 8

Overview

Welcome to Villa Irama, a captivating haven where comfort and natural beauty intertwine to offer an unparalleled holiday experience. Set amidst breathtaking landscapes, this stunning property invites you to immerse yourself in its charm and allure. Boasting three bedrooms, Villa Irama presents a cosy retreat for guests seeking a delightful escape into comfort and serenity.

Step into the heart of Villa Irama and discover a haven designed for comfort and togetherness. The three spacious bedrooms, furnished with double beds, guarantee a peaceful night's sleep for every guest. Next to the bedrooms, you'll find three bathrooms with showers, offering both comfort and privacy. The open-plan living area invites you to relax on cosy sofas, while the dining area and well-equipped kitchen provide the perfect setting for shared meals and unforgettable moments.

Venture outdoors and be enchanted by the villa's outdoor oasis. Expansive terraces beckon for leisurely sunbathing and alfresco dining against a backdrop of breathtaking vistas. Whether lounging in the covered outdoor area furnished with inviting seating or exploring the lush garden surroundings, Villa Irama offers many ways to connect with nature. Take a refreshing dip in the swimming pool or indulge in the heated jacuzzi. At Villa Irama, every moment is an invitation to embrace the natural splendour and create cherished memories with loved ones.

Facilities

Hairdryer • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Wi-Fi/Internet • Cycling • Walking/Hiking Paths • Boat Trips • Villa • Washing Machine • TV • Wine Tasting • Air-Con • Rural Location • Private Pool • Modern • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Heating • High Chair(s) •



Interior & Grounds

Villa Interior

Main Villa (110m2)

Ground Floor

- Open plan dining area with a 8-seater table
- Living area with a sofa bed and TV
- Well-equipped kitchen area
- Bedroom with a double bed
- Bathroom with a toilet and shower

First Floor

- Two bedrooms with double beds
- Bathroom with a toilet and shower

Annexe

- Bathroom with a toilet and shower

Outside Grounds (4000m2)

- Swimming pool (50m2) with surrounding sun loungers
- Eight person jacuzzi
- Covered terrace with outdoor dining table
- Covered lounge area with garden furniture
- Garden area with playhouse and slide
- Outdoor kitchen
- Six parking spaces

Facilities

- Wi-fi
- Air conditioning
- Barbeque
- Dishwasher
- Washing machine
- Microwave
- Fridge
- Freezer
- Coffee brewer
- Garden furniture
- Tumble dryer



- Vacuum cleaner
- Hairdryer
- Iron
- Oven
- TV
- Electric heating
- Heat pump

Location & Local Information

Welcome to Balestrate, a picturesque coastal town nestled along the sun-kissed shores of Sicily, Italy. Start your exploration by enjoying the inviting atmosphere of Balestrate Beach, where soft sands meet clear waters, ideal for swimming and relaxing under the sun's warmth. For adventure seekers, embark on a thrilling boat excursion to the nearby Zingaro Nature Reserve, where rugged cliffs and pristine coves await exploration. Explore the town's rich history at the Church of Maria Santissima delle Grazie, a stunning architectural marvel dating back centuries.

Don't miss the vibrant atmosphere of Balestrate's local markets, where you can sample fresh seafood, artisanal cheeses, and delectable pastries. Indulge in the ultimate culinary experience at Trattoria da Martino, renowned for its mouthwatering seafood dishes and panoramic sea views. In Balestrate, every corner holds a new adventure, beckoning you to discover the beauty and charm of this enchanting Sicilian gem. And if you're craving more excitement, the bustling city of Palermo is just under an hour's drive away, offering many cultural attractions, historical landmarks, and culinary delights to explore.

Local Amenities

Nearest Airport	Palermo Airport (35km)
Nearest Bar/Pub	Balestrate (4km)
Nearest Beach	Spiaggia di Balestrate (4km)
Nearest City	Palermo Airport (35km)
Nearest Ferry Port	Palermo Port (56km)
Nearest Restaurant	Balestrate (4km)



Nearest Supermarket	Balestrate (4km)
Nearest Tennis	(10km)
Nearest Town	Balestrate (4km)

What we love

- Villa Irama presents well-appointed bedrooms, a spacious living area, a dining space, and a modern kitchen, ensuring guests experience comfort and convenience throughout their stay
- Guests can unwind and dine in multiple outdoor areas, including a covered terrace, offering versatility and comfort for enjoying meals and leisure time
- Villa Irama features a swimming pool, perfect for a refreshing dip and relaxation amid the lush surroundings
- The property boasts stunning views of the landscape, providing a serene backdrop for a relaxing stay

What you should know...

- Guests are advised that the pool at Villa Irama is unfenced, emphasizing the importance of supervising children while they enjoy the pool area for safety
- Please note that the entrance to Villa Irama features a steep incline, urging guests to exercise caution while approaching the property for their safety
- Villa Irama offers additional accommodation options with a sofa bed in the living room, providing space for up to two extra guests
- 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

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 4.00 - 6.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not Allowed.
- **Other Ts and Cs:** Please note that youth groups (aged 21 and under) are not permitted to rent this property. Highchair available on request. 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.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €200, paid locally. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** Flexible.
- **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 in the rental price.
- **Pool opening dates?:** The pool is open from April to the end of 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** CIN: IT082054C2VQCHETET