

# Villa Neroli

**Region:** Southern Corsica   **Sleeps:** 12

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## Overview

We are privileged to be able to feature this stunning Corsican villa near Bonifacio with vast terraces, a beautiful swimming pool and a mini golf course. With 180 degree views of wild maquis and verdant valleys, Villa Neroli enjoys a private setting within an upmarket *domaine* and is only 1.5km from a picturesque bay with turquoise water.

There's certainly a 'wow factor' about this contemporary two-storey villa, yet it also exudes a sense of Corsican charm with its use of natural stone, beautiful wood decking and cascading Mediterranean grounds.

Step into the main upper level and be impressed by the luxuriously furnished living and dining space with designer pieces, unique fittings, objets d'art, books and sliding windows framing the landscapes so typical of southern Corsica. As you would expect, the kitchen features high-end appliances (Miele, Gaggenau etc) and there is a stylish bar with a wine fridge, beer tap and coffee machine. Spend hours on the huge upper terrace admiring the natural scenery.

The en suite master bedroom is on the upper floor with its king-size bed, TV and Sonos Arc sound bar. A lift or external stairs take you down to the other four bedrooms, each one with a queen-size bed, en suite bathroom and doors sliding open to the poolside or garden terrace. The bedrooms are well sized and comfortable – there is space for an additional bed in two of the lower-floor doubles.

Back outside, the heated swimming pool is surrounded by an attractive terrace alongside olive trees, cacti, agapanthuses and other endemic plants. Discover the picture-perfect summer kitchen, barbecue and dining area set amongst the terraced garden, and the 5-hole mini golf course with putting green and bunker. There's even a



hidden hot tub in the grounds and a traditional pétanque court.

Once you leave the *domaine*, follow the country road down to a picturesque bay and little marina where boat tours depart – there's also a good range of watersports along this coastline. Meanwhile, play tennis and golf at the prestigious Golf de Spérone, around a 15-minute drive away.

Bonifacio will captivate you in every way, just 8km by car. Stroll along its marina, where boat tours depart, and climb the many steps up to the medieval citadel with its warren of narrow lanes, inviting shops and characterful restaurants. As you explore, capture glimpses of the sea below.

Ride horses along the coast or limestone cliffs, follow old walking trails through the wild maquis, come across other idyllic beaches for snorkeling, scuba-diving and watersports and venture further afield to the likes of Porto Vecchio or Sartène, all wonderful ways to experience the beauty and charm of southern Corsica.

## Facilities

Historical Sites • Scuba Diving • Boat Trips • Sailing • Cycling • Tennis Nearby • Walk to Beach • Walking/Hiking Paths • Wine Tasting • Canoeing/Kayaking • Coffee Machine • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Villa • Washing Machine • Horse Riding • Watersports • Private Pool • Rural Location • Table Tennis • Indoor Games • Cots (Cribs) • DVD • Wow Factor • Laptop Friendly Workspace • Beach Nearby • Chef/Cook Available • Instagrammable • Modern • Pre-Stocked Fridge Available • Spa Treatments Available • Pool Safety Feature • Heated Pool • Badminton • Boules/Pétanque • Ideal for Kids • Ideal for Teens • Hot Tub • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Microwave • Electric Car Charger • All Bedrooms En-Suite • Smart TV • Outdoor Games • Table Football • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (350m², two levels via lift or external stairs)

### Upper Floor

- Open-plan living and dining space with sofas, 77-inch TV with cinema-sound via Sonos Arc sound bar, CD/DVD/Blu-ray player, designer dining table and sliding doors opening to large upper terrace
- Open-plan honesty bar with two wine cabinets, beer tap, sparkling water machine, ice-maker and two coffee machines
- Open-plan kitchen, fully-equipped including oven, steam oven, microwave, ceramic hob, double fridge and other high-end appliances
- Pantry (accessed via entrance) with two fridges, other kitchen equipment and washing machine/dryer
- Master bedroom with king-size double bed (180x200cm), library, 60-inch TV with Sonos Arc sound bar, Sonos sound system, reversible air-conditioning, ceiling fan and terrace. Bathroom with large shower, bath, double sink, WC and separate dressing area

### Lower Level

- Bedroom (24m²) with queen-size double bed (160x200cm), desk, TV, Sonos sound system, reversible air-conditioning and terrace overlooking the swimming pool. Bathroom with shower and WC. Space for additional bed (on request)
- Bedroom (20m²) with queen-size double bed (160x200cm), desk, TV, Sonos sound system, reversible air-conditioning and terrace overlooking the swimming pool. Bathroom with bath and WC. Space for additional bed (on request)
- Bedroom (18m²) with queen-size double bed (160x200cm), desk, TV, Sonos sound system, reversible air-conditioning and mountain view terrace. Bathroom with shower and WC
- Bedroom (15m²) with queen-size double bed (160x200cm), desk, TV, Sonos sound system, reversible air-conditioning and terrace. Bathroom with shower and WC

## Outside Grounds

- Heated swimming pool (12x6m, depth: max 3m) with safety shutter
- Poolside terrace with sun loungers
- Outdoor Niagara shower
- Summer kitchen, barbecue and dining area
- Jacuzzi
- Upper terrace with al-fresco dining and lounge area
- Mini-golf course with driving range, five holes and putting green
- Pétanque court
- Beach tennis and volleyball
- Badminton
- Parking (upper and lower level) with EV charging station
- Villa grounds (6000m² with steps, sloping grounds and different levels)

## Other Facilities

- Reversible air-conditioning
- Fitness equipment
- Golf cart







## Location & Local Information

Villa Neroli is located in the south of Corsica, less than a 10-minute drive to the much-loved town of Bonifacio. Not overlooked and enjoying 180-degree views of natural landscapes, the villa is set within a private Santa Manza domaine of just twelve other residences. Here the houses are surrounded by the aromas of wild maquis with distant valley vistas.

Following the country road down to the coast, after 1.5km you will reach a little hamlet and marina, pizzeria (seasonal opening) and the edge of a picturesque bay. Various summer boat excursions depart from the marina and there is a range of watersports dotted along the bay. Continue further along the bay to a couple of beachside restaurants. In the other direction, around 3.5km away, is a picturesque sheltered bay popular with windsurfers.

Bonifacio is 8km by car – perhaps start off by the marina and watch yachts sail by from a café terrace or restaurant serving local seafood. Then climb up to Bonifacio's incredible citadel and explore its medieval lanes perched above a limestone promontory. The citadel is home to charming shops, wine-bars and restaurants serving delicious Corsican fare. Check opening times of L'Escalier du Roy d'Aragon, the steep and historic stairs leading down towards the sea.

Ferries depart Bonifacio's marina to the remote Lavezzi Islands, part of the Bouches de Bonifacio Nature Reserve, or take a boat excursion to admire Bonifacio's limestone cliffs and sea caves from afar. It goes without saying that this corner of the island is fantastic for snorkelling and scuba-diving.

Back on dry land, play golf or tennis at the prestigious Golf de Spérone (10km) and ride horses through the countryside, along the beach or even by the cliffs. There are many wonderful walking trails whether following the dramatic cliff paths from the citadel, or hiking along footpaths through the wild landscapes of maquis with idyllic vistas of the sea. The old Strada Vecia trail, for



example, dates back centuries and passes a lighthouse and pretty beaches.

Local Amenities

|                     |  |
|---------------------|--|
| Nearest Airport     | Figari Airport<br>(24km)                     |
| Nearest Airport 2   | Ajaccio Airport<br>(133km)                   |
| Nearest Airport 3   | Bastia Airport<br>(155km)                    |
| Nearest Ferry Port  | Bonifacio/Porto Vecchio<br>(6.5km/28km)      |
| Nearest Restaurant  | Local pizzeria - seasonal opening<br>(1.5km) |
| Nearest Beach       | Sandy and rocky bay<br>(1.5km)               |
| Nearest Supermarket | Utile Bonifacio<br>(5.5km)                   |
| Nearest Golf        | Golf de Spérone<br>(10km)                    |
| Nearest Tennis      | Tennis courts at Golf de Spérone<br>(10km)   |
| Nearest Town        | Bonifacio<br>(8km)                           |

## What we love

- Set on a hillside, the villa is not overlooked and enjoys 180-degree vistas of wild maquis and valley landscapes
- The outdoor spaces are incredible – the terraces are vast, the heated swimming pool is beautiful and there is even a mini golf-course
- The interiors are just as impressive with open-plan living and stylish en suite bedrooms
- A little marina and picturesque bay are just 1.5km away – look out for boat tours and watersports in the height of the summer
- Play golf and tennis at the prestigious Golf de Spérone, around 10km away
- Be captivated by the beauty of Bonifacio with its medieval citadel and limestone cliffs

## What you should know...

- The two stunning floors of the villa are linked via a lift or external open-tread stairs from the upper terrace.
- If staying with young children, please note that careful supervision is needed across the beautiful *domaine* with steps, terraced levels and sloping grounds.
- 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:** €8000 security deposit (includes cleaning deposit) paid via local currency cheque or charged to client's credit card upon arrival as a pre-authorisation and refunded 30 days after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 p.m. (arrivals after 8pm will incur an hourly charge to be paid locally, which can be confirmed on request.)
- **Departure time:** Before 9.00 a.m. (an end-of-stay inspection will take place at this time with the property representative who will carry out the check-out)
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes (changed weekly).
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** A cot and highchair are available on request. Extra €40 per item per week, payable locally on arrival. Weddings, stag/hen parties and any special events are not allowed, unless authorised in advance. 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?:** 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.
- **Insurance:** Guests are advised to be in possession of a valid insurance policy which covers them for cancellations and are required to be in possession of a valid insurance policy, which covers them for the rental property, to include personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights.
- **Pool heating charge?:** Included. The pool is heated to approximately 28C year-round. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** French Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required). The dates of birth of all guests under 18 years of age will be requested before arrival.
- **Pool towels included?:** Included.
- **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.