

# Villa Muscaredda

**Region:** Sicily **Sleeps:** 7

## Overview

Villa Muscaredda is an exclusive four-bedroom villa in southeastern Sicily, offering elegant accommodation for up to seven guests. Set in a panoramic countryside location near Noto, the villa is surrounded by a beautifully landscaped garden filled with olive trees, aromatic herbs and Mediterranean plants. At the heart of the grounds is a large private swimming pool with a hydromassage corner, perfect for unwinding. A standout feature is the unique safari lodge tent, which houses a games room with billiards, table football and ping-pong – an ideal space for children and adults.

The villa is laid out on a single level and features contemporary interiors. It includes a bright open-plan living area, a comfortable lounge with a TV, a stylish modern kitchen, and a veranda with a dining area for alfresco meals. There are three double bedrooms with en-suite bathrooms, plus a fourth bedroom with a French bed and an additional shower room. Guests benefit from full air conditioning, Wi-Fi, four TVs, and a comprehensive range of amenities, including a dishwasher, washing machine, dryer, coffee machines and private parking.

Just a short drive from Noto and close to beaches, nature reserves and baroque towns, Villa Muscaredda is an ideal base for exploring the best of southeastern Sicily.

## Facilities

Golf Nearby • Air-Con • Wine Tasting • Villa • Private Pool • Boat Trips • Cycling • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Ideal for Teens • Special Offer • Has Discount • Cots (Cribs) • Beach Nearby • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Tumble Dryer • Dishwasher • Microwave • Outdoor Games • Table Football • Heating • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## Villa Interiors

- Living room
- Lounge with TV
- Veranda with dining area
- Kitchen with dishwasher, oven, espresso machine, freezer, fridge, hob, ice maker, kettle, microwave and toaster
- Bathroom
- Laundry room
- 3 x bedrooms with double beds and ensuite bathrooms with showers
- Bedroom with French bed and ensuite bathroom with shower

## Outside Grounds

- Private swimming pool with hydromassage corner (4m x 1.4m, max depth: 1.5m), open from approximately end-March to end-November
- Outdoor lounge space
- Barbecue
- Sun loungers
- Garden with olive trees
- Patio with pergola
- Terrace
- Solarium
- Safari lodge tent with games room (billiards, table football and table tennis)
- Parking

## Facilities

- WiFi
- TV
- Air conditioning
- Heating
- Billiard table
- Hairdryers
- Iron
- Table football
- Table tennis
- Washing machine and dryer



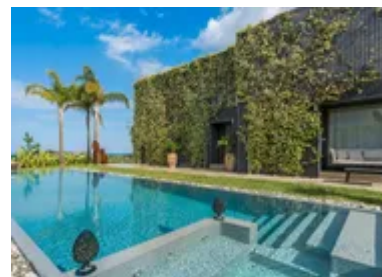
# Location & Local Information

Villa Muscaredda is ideally located in the scenic countryside just outside Noto, in the heart of southeastern Sicily. This stunning base allows guests to explore the island's rich tapestry of history, nature, and culture. The UNESCO-listed town of Noto is just a short drive away, celebrated for its magnificent baroque architecture and charming streets lined with gelaterias, artisan shops, and trattorias. Also within easy reach are the picturesque towns of Modica, Scicli, Ragusa Ibla, and Syracuse – each steeped in history and offering unique cultural experiences, from grand cathedrals to ancient ruins.

Nature lovers will appreciate the nearby Vendicari Nature Reserve, a haven for birdwatching and coastal hikes, while the quaint fishing villages of Marzamemi and Portopalo di Capo Passero offer authentic Sicilian charm and some of the island's freshest seafood. Eastern Sicily's coastline boasts some of the most beautiful beaches in the region, perfect for swimming, sunbathing, and snorkelling. Guests can also immerse themselves in local traditions, enjoy seasonal festivals, and indulge in regional delicacies such as arancini, cannoli, and the rich chocolate of Modica. Villa Muscaredda offers a gateway to a deeply enriching and unforgettable Sicilian experience.

## Local Amenities

Nearest Airport	<b>Catania Airport (88km)</b>
Nearest Airport 2	<b>Palermo Airport (313km)</b>
Nearest City	<b>Noto (3km)</b>
Nearest Beach	<b>Lido di Noto (7km)</b>
Nearest Restaurant	<b>Noto (1.5km)</b>
Nearest Supermarket	<b>Noto (3km)</b>
Nearest Bar/Pub	<b>Noto (2km)</b>
Nearest Golf	<b>Floridia (36km)</b>



## What we love

- Enjoy the large swimming pool with an integrated hydromassage corner in landscaped gardens with olive trees and Mediterranean flora.
- A unique on-site safari lodge tent is equipped with billiards, table football and ping-pong, offering entertainment for all ages in a stylish, shaded setting.
- Situated near Noto and within easy reach of the baroque towns of Modica, Scicli and Ragusa Ibla, as well as the Vendicari Nature Reserve and Eastern Sicily's finest beaches.

## What you should know...

- We recommend hiring a car to explore this beautiful island.
- 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.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded after departure. Alternatively, guests may request to arrange the deposit via credit card, at least one month before arrival. A pre-authorisation will be taken and released two weeks after departure. Subject to full security inspection.
- **Arrival time:** 4.00 p.m. - 9.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, and weekly change included.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information. 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:** Saturday from beginning-July to end-August. Flexible during 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?:** Outside only.
- **Minimum stay:** 5 nights from July to November 2025. 7 nights during all other periods.
- **Heating costs included?:** Yes.
- **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, and midweek change included.
- **Pool opening dates?:** The pool is open from approximately end-March to end-November. 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.