Mariannina

Region: Sicily **Sleeps:** 10

Overview

Mariannina is a stylish and contemporary 4-bedroom villa in the rolling countryside just outside Noto, Sicily. Sleeping up to 10 guests, this beautifully designed home blends modern elegance with natural charm. Surrounded by 1.5 hectares of olive and almond groves, the villa offers a relaxing retreat with sweeping views.

The heart of the villa is an elegant open-plan living space, where large windows invite in light and landscape, seamlessly connecting the indoors with the outdoors. A sleek kitchen and lounge area are furnished with refined minimalist décor and enriched with Sicilian touches. Three double bedrooms are in the main house – one with an en-suite and two sharing a bathroom. The fourth bedroom is accessed from the courtyard and features twin beds, an en-suite bathroom, and a loft with two single beds – a perfect hideaway for children.

Outside, the saltwater pool and spacious terrace invite lazy afternoons and al fresco dining. The villa is just 4 km from Noto's Baroque beauty, close to the beaches of Lido di Noto and Marina di Avola, and within easy reach of Syracuse, the Vendicari Nature Reserve, and other treasures of southeastern Sicily.



Facilities

Villa • Golf Nearby • Air-Con • Boat Trips • Recommended • Wine Tasting • Private Pool • Historical Sites • Horse Riding • Ideal for Kids • Walking/Hiking Paths • Maid Service Available • Special Offer • Has Offer • Has Discount • Ideal for Teens • Maid Service Included • Cots (Cribs) • Chef/Cook Available • Beach Nearby • Saltwater Pool • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Smart TV • Table Football • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • High Chair(s)







Interior & Grounds

Villa Interiors (180m2)

- Living room
- Kitchen with dishwasher, oven, gas stove, kettle, fridge and freezer
- Bedroom with double bed and ensuite bathroom with shower
- 2 x bedrooms with double beds
- Bathroom with shower
- Bedroom (external access) with twin beds (can be converted into a double), ensuite bathroom with shower and loft area with two single beds (best suited for children)

Outside Grounds (1.5 hectares)

- Private saltwater swimming pool (10m x 5m), open from approximately May to October
- Sunbeds
- Garden
- Veranda
- Outdoor dining
- Barbecue
- Parking
- Table football

Facilities

- WiFi
- Smart TV
- Air conditioning
- Hairdryer
- Washing machine
- Iron and ironing board









Location & Local Information

Mariannina is ideally situated in the heart of southeastern Sicily, just 4 kilometres from the historic centre of Noto, a UNESCO World Heritage Site renowned for its exquisite Baroque architecture. The villa is surrounded by 1.5 hectares of almond and olive groves, offering a rural setting. The area is rich in natural beauty and cultural heritage, making it an excellent holiday destination for those seeking both relaxation and discovery.

Within a short drive, guests can explore the golden sands of Lido di Noto or the peaceful beaches of Marina di Avola. Nature lovers will appreciate the nearby Vendicari Nature Reserve, a haven for birdwatching and coastal walks. The charming fishing village of Marzamemi is perfect for a leisurely lunch or evening stroll.

Cultural excursions include visits to Ispica, Modica, and Ragusa—all celebrated for their historic centres and traditional Sicilian character. Syracuse (37 km), with its Greek ruins and vibrant Ortigia Island, is a must-see. Guests can also savour local delicacies like fresh seafood, almond granita, and Nero d'Avola wines while immersing themselves in the rhythms and traditions of authentic Sicilian life.

Local Amenities

Nearest Airport	**Catania Airport (88km)**
Nearest Ferry Port	**Syracuse (38km)**
Nearest Village	**Noto (4km)**
Nearest Town/City	**Syracuse (38km)**
Nearest Restaurant	**Noto (4km)**
Nearest Bar/Pub	**Noto (4km)**
Nearest Supermarket	**Noto (4km)**
Nearest Golf	**Syracuse (37km)**
Nearest Beach	**Lido di Noto (7km)**









What we love

- Perched in the hills just 4 km from Noto, Mariannina offers sweeping views over olive and almond groves stretching to the Mediterranean.
- The landscaped garden includes a stunning saltwater pool with panoramic views, a shaded courtyard, and a large terrace ideal for al fresco meals and relaxing in the fresh country air.
- Close to the Baroque heart of Noto, sandy beaches, the Vendicari Nature Reserve, and day trips to Syracuse, Modica, and Ragusa – the villa is ideally placed for cultural discovery and coastal relaxation.

What you should know...

- The fourth bedroom is accessed externally from the courtyard. It is furnished with twin beds and two single beds in the loft area, suitable for children only.
- There are farms in the surrounding area carrying out normal farming activities. Please enquire for more info.
- We recommend hiring a car to explore this beautiful island.

Terms & Conditions

- **Security deposit:** €2000 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:** 4.00 p.m. - 8.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** 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 are installed at the villa, please enquire for further information.
 Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday approximately in July and August. Flexible during all other periods.

- **End of stay cleaning:** Standard changeover clean is 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:** 7 nights. All other durations on request.

- **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.

- **Pool opening dates?:** The pool is open from approximately May to 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.