

# Villa Fontane

**Region:** Sicily   **Sleeps:** 6

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## Overview

Villa Fontane is a recently renovated, exclusive villa with a private pool, located in the sought-after seaside resort of Fontane Bianche on Sicily's southeast coast. Set just 600 metres from the rocky shoreline and 1.2 km from a sandy beach, the villa offers an ideal mix of coastal access and serene residential seclusion. Surrounded by a lush 1,500 m<sup>2</sup> garden with shaded lounges and an outdoor kitchen, the property's centrepiece is a spectacular 16-metre private saltwater pool with a hydro-massage corner and waterfall feature.

The 200 m<sup>2</sup> villa is spread across two well-designed levels. The ground floor features a spacious open-plan living and dining area with Smart TV, a fully equipped kitchen, a bathroom with shower, and a double bedroom. A convenient internal staircase leads to the first floor, where guests will find a double bedroom with en-suite bathroom, a second double bedroom, a twin bedroom, and an additional bathroom. The interiors are thoughtfully appointed with elegant furnishings, neutral tones, and modern conveniences.

Conveniently located near Syracuse, Noto, and other historic baroque towns, Villa Fontane offers the perfect base for both cultural exploration and seaside relaxation. With easy access to restaurants, shops, tennis, golf, and diving spots, it's ideal for families or small groups seeking comfort and style on the Sicilian coast.

## Facilities

Air-Con • TV • Washing Machine • Villa • Coffee Machine • Wi-Fi/Internet • Watersports • Hairdryer • Wellness • Private Pool • Cots (Cribs) • Saltwater Pool • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Dishwasher • Heating • High Chair(s) • Parking Space • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa (200m2)

### Ground Floor

- Living and dining room with TV
- Kitchen
- Laundry room
- Bathroom with shower

### First Floor

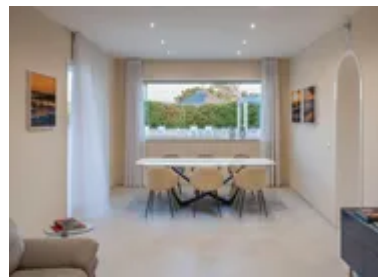
- Double bedroom with bathroom and shower
- Double bedroom
- Bathroom
- Small twin bedroom
- Terrace (200m2)

### Outside Grounds

- Veranda
- Bioclimatic pergola with barbecue and wood oven
- Garden (1500m2)
- Swimming pool (6 x 16m; depth: 0.3-1.7m) Open approximately beginning-April to end-October
- Solarium
- 2x bathroom
- 2x shower

### Additional Facilities

- Wifi
- Hob: induction burners
- Beach umbrella
- Sun loungers
- Fireproof blanket
- Smoke detector



## Location & Local Information

Villa Fontane is ideally located in the tranquil seaside resort of Fontane Bianche, one of the most desirable coastal destinations in southeast Sicily. Known for its crystal-clear waters, sandy beaches, and relaxed atmosphere, Fontane Bianche is just a short drive from the cultural heart of Syracuse and the UNESCO-listed baroque towns of the Val di Noto.

The villa sits in a peaceful residential area, offering guests both privacy and convenience. Just 600 metres from the rocky shoreline and only 1.2 km from the nearest sandy beach, it provides easy access to sunbathing, swimming, and seaside strolls. A range of local amenities—including restaurants, delicatessens, and shops—are within 1 to 4 kilometres, while a railway station and hospital are also nearby for added convenience.

For those looking to explore further afield, Villa Fontane is well positioned. Syracuse's ancient Greek ruins and charming Ortigia Island are just 15 km away, while baroque gems like Noto, Ragusa Ibla, and Modica are within easy reach. Active guests can enjoy tennis, golf, diving, or horse riding, all within a 5 to 20 km radius. Day trips to Taormina, Mount Etna, or the Vendicari Nature Reserve are also easily manageable.

Whether you seek cultural discovery, coastal relaxation, or family-friendly adventure, Villa Fontane's location offers a superb balance of tranquillity and connectivity—making it a perfect base for an enriching Sicilian getaway.

## Local Amenities

Nearest Airport	Vincenzo Bellini Catania Airport (75 km)
Nearest Train Station	Fontane Bianche (2 km)
Nearest City	Syracuse (16 km)
Nearest Town	Fontane Bianche (1 km)
Nearest Restaurant	Fontane Bianche (<1 km)
Nearest Bar/Pub	Fontane Bianche (<1 km)
Nearest Supermarket	Supermercato Rossotono (4 km)
Nearest Beach	Fontane Bianche Beach (2 km)



## What we love

- Enjoy a luxurious 16-metre pool featuring a waterfall and shallow entry, ideal for families and relaxation.
- Enjoy al-fresco dining with the outdoor wood-fired oven and barbecue.
- Set just 600 metres from the sea and 1.2 km from Fontane Bianche beach, with easy access to cultural highlights and family activities.

## What you should know...

- While the shallow entry is child-friendly, supervision is essential for families with young children.
- The property is spread across two levels, so it may require caution for toddlers or guests with limited mobility.
- Peaceful and private, but a car is recommended for accessing beaches, shops, and nearby attractions.
- Please note that the use of any external caterers and/or contractors is not permitted.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded after departure, subject to full security inspection.
- **Arrival time:** 4.00 - 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:** Weddings, stag/hen parties and any special events are not allowed. 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 may be installed at the villa, please enquire for further information.
- **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.
- **Minimum stay:** 4 nights.
- **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.
- **Pool opening dates?:** The pool is open from early-April to late-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.
- **Property Licence Number:** CIR: 19089017C242995 CIN: IT089017C2UNT4SDFE