

# Villa La Tonnara

Region: Sicily Sleeps: 11

## Overview

Villa La Tonnara is a stylish 5-bedroom villa in southeast Sicily, sleeping up to 11 guests, just 200 metres from the beach and bordering the stunning Vendicari Nature Reserve. The original mid-1970s villa has been lovingly cared for by its Sicilian owners, set within a magnificent 6,000 sqm garden filled with palm trees, lawns, and terraces.

The villa's spacious covered veranda wraps around the property, offering shady seating areas and an idyllic outdoor dining space overlooking the infinity pool. For breathtaking 360-degree views of the sea and the nature reserve, climb the spiral staircase to the roof terrace.

The villa is all on one level and has been recently refurbished. Glass doors connect the bright living room to the veranda, while the dining area overlooks a charming, tiled courtyard leading to a modern, fully equipped kitchen.

The five bedrooms are furnished with colourful throws and cushions: four doubles (two en suite) and one twin with a raised cabin bed. There are four bathrooms in total, each newly refurbished with striking tilework.

The garden also features an outhouse with two showers, a washing machine, and an outdoor barbecue facilities—perfect for relaxed Sicilian living. Nearby, the baroque town of Noto and pristine sandy beaches complete this exceptional holiday setting.

## Facilities

Cycling • Ideal for Kids • Walking/Hiking Paths • Horse Riding • Watersports • Private Pool • Historical Sites • Wine Tasting • Air-Con • Sailing • Boat Trips • Villa • Weddings • Chef/Cook Available • Ideal for Teens • Has Discount • Special Offer • Maid Service Available • Cots (Cribs) • Walk to Beach • Beach Nearby • Outdoor Ceremony • Saltwater Pool • Ground Floor Bed & Bath • Flexible Catering Options • Parking Space • Wi-Fi/Internet • Seaview • Allow External Caterers • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Dishwasher • Microwave • Safety Deposit Box • New Villas 2025 • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)



# Interior & Grounds

## Villa Interiors

- Living area with TV
- Dining area
- Internal patio
- Fully equipped kitchen with dishwasher, oven, kettle, toaster, microwave, blender, coffee machine, fridge and freezer
- 2 x bedrooms with double bed
- 2 x bedrooms with double beds and ensuite bathrooms with showers
- Bedroom with twin beds
- 2 x bathrooms with showers

## Outside Grounds

- Private saltwater swimming pool (12m x 6m, depth: 1.5m - 2.4m), open from approximately March to November
- Pool terrace with sun loungers and parasols
- Garden
- Veranda with seating and dining areas
- Outdoor kitchen with a barbecue and sink
- Outhouse with two showers, WC and washing machine
- Parking

## Additional Facilities

- WiFi
- Air conditioning
- Dyson units in all rooms with individual temperature control
- Washing machine
- Hairdryer
- TV
- Safe
- Board games
- Ping pong table



## Location & Local Information

Villa La Tonnara enjoys an exceptional location on the edge of the Vendicari Nature Reserve in southeast Sicily, just 200 metres from the beach. This protected oasis is a paradise for walkers and nature lovers, offering scenic trails along cliffs, juniper forests, and past ancient Byzantine catacombs to the historic Tonnara. The reserve's beaches are among the finest in Sicily, with calm, crystal-clear waters ideal for swimming and snorkelling. The famous Calamosche Beach, a horseshoe-shaped cove, is a particular highlight.

Beyond its natural beauty, the area is rich in culture and history. The elegant baroque town of Noto is just over 20 kilometres away, while Modica, Ragusa and Syracuse are all accessible within an hour. These UNESCO-listed towns are renowned for their striking architecture, atmospheric streets, and vibrant traditions. Closer to home, the fishing village of Marzamemi, around 5 kilometres from the villa, offers a delightful setting for dining and evening strolls, especially during its lively summer festivals.

Local cuisine is another draw, with fresh seafood, sweet Modican chocolate, and traditional Sicilian dishes reflecting the region's diverse cultural heritage. Whether you're drawn to hiking, birdwatching, beach days, or baroque towns, Villa La Tonnara is ideally placed for a rich and varied Sicilian escape.

## Local Amenities

Nearest Airport	<b>Vincenzo Bellini Catania Airport</b> (100km)
Nearest Airport 2	<b>Palermo Airport</b> (325km)
Nearest Bar/Pub	<b>Marzamemi</b> (5km)
Nearest Beach	<b>(Within walking distance)</b>
Nearest Ferry Port	<b>Catania port</b> (100km)
Nearest Restaurant	<b>Marzamemi</b> (5km)
Nearest Supermarket	<b>Marzamemi</b> (7km)
Nearest Village	<b>San Lorenzo</b> (1km)



## What we love

- Just 200 metres from the beach and on the border of the protected Vendicari Nature Reserve, offering direct access to pristine sandy shores, crystal-clear waters, and scenic walking trails.
- Set within a 6,000 sqm garden with terraces, a shaded veranda with multiple seating areas, an outdoor dining space, an infinity pool, and a roof terrace boasting 360-degree panoramic views.
- Located close to the baroque town of Noto and within easy reach of Modica, Syracuse, and Ragusa.

## What you should know...

- We recommend hiring a car to explore this beautiful island.
- Villa La Tonnara can accommodate up to 11 guests across four double bedrooms and one twin bedroom. The twin bedroom can be converted into a triple upon request.

# Terms & Conditions

- **Security deposit:** €800 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. 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, up to 400kw/h is included. Extra will be charged at € 0.40 per extra KW, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. <br> Please note home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday or Sunday. All other changeover days on request.
- **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:** 7 nights. All other durations on request.
- **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 approximately March to 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.