Villa Ihssane

Region: Morocco **Sleeps:** 15

Overview

Villa Ihssane is a stunning showcase of Moroccan craftsmanship and contemporary luxury, set within two hectares of serene gardens just fifteen minutes from Essaouira's lively medina. Designed by an architect to embrace light and space, the villa's soaring ceilings, elegant arches, and original artworks create a refined yet welcoming atmosphere. Inside, guests can choose between four beautifully styled lounges, from the traditional Moroccan salon perfect for quiet evenings to the panoramic upper lounge that captures breathtaking countryside views. The five individually designed suites each feature a private bathroom, cosy sitting area, and in many cases, a terrace bathed in morning sun, making them perfect private sanctuaries.

Outside, the villa's tranquil grounds are made for leisure and connection. The sixteen-metre heated pool sits beside two open-air lounges and a shaded dining terrace, ideal for long alfresco meals. Guests can unwind in the hammam and massage pavilion, enjoy a game on the putting green or pétanque court, or simply admire the ornamental lily pond and the friendly resident turtles and hedgehogs. As night falls, the gardens glow under a canopy of stars. With a dedicated team of staff, including a private cook, housekeeper, and caretaker, plus the option for spa treatments on-site, Villa Ihssane delivers a luxurious, restorative retreat where every moment feels effortlessly serene.

Please note that the kitchen is for staff usage only; guests are not allowed to cook or prepare any meal. Usage of the kitchen for nibbles (tea, coffee, sandwich, etc.) might be allowed prior to agreement with the owner/property manager.









Facilities

Ideal for Kids • <1hr to Airport • Wellness • Villa • Air-Con • Working Fireplace/Woodburner • Private Pool • Maid Service Included • Ideal for Teens • Cots (Cribs) • Has Discount • Heated Pool • Has Offer • Special Offer • Chef/Cook Available • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • TV • Indoor Games • Safety Deposit Box • Outdoor Games • Spa Treatments Available • On-Site Concierge • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Ground Floor
- Main lounge
- Panoramic lounge with spectacular views
- Moroccan lounge with home cinema
- African lounge
- Bedroom 1: 1 double bed King size, 1 single bed 90 cm. Bathroom private, with 2 washbasins, shower. separate WC room. This bedroom includes also air conditioning, living area, safe, dressing room, private terrace
- Bedroom 2: 1 double bed King size configurable in twin beds, 1 single bed 90 cm. Bathroom private, with 2 washbasins, shower. separate WC room. This bedroom includes also air conditioning, office table, living area, safe, dressing room, private terrace

First Floor
- Bedroom 3: 1 double bed King size configurable in twin beds, 1 single bed 90 cm. Bathroom private, with 2 washbasins, shower. separate WC room. This bedroom includes also air conditioning, office table, living area, safe, dressing room, private terrace
- Bedroom 4: 1 double bed King size configurable in twin beds, 1 single bed 90 cm. Bathroom private, with 2 washbasins, shower. separate WC room. This bedroom includes also air conditioning, office table, living area, safe, dressing room
- Bedroom 5: 1 double bed King size, 1 single bed 90 cm. Bathroom private, with 2 washbasins, bathtub, shower. separate WC room. This bedroom includes also air conditioning, office table, a living area, safe, dressing room, private terrace

Exterior Grounds
- Two-hectare estate
- Heated swimming pool (16 x 6 m - depth: 0.3 to 1.5 m)
- Vast terrace
- Hammam, gym and massage/beauty area
- Two outdoor lounges
- Dining area
- Water lily pond
- Putting green

- Pétanque court
- Tennis court (from 15th October 2025)

Additional Facilities
- Card and board games
- Private parking space
- Pool house with shower and WC

Location & Local Information

Villa Ihssane offers the perfect blend of privacy and convenience, set just fifteen minutes from Essaouira's UNESCO-listed medina and the airport. Its location makes it easy to explore the city's souks, art galleries, and historic ramparts, while still returning to a peaceful countryside retreat at the end of the day. Surrounded by rolling hills and quiet woodland, the villa sits on the edge of a tranquil hamlet, providing guests with a sense of seclusion without feeling remote.

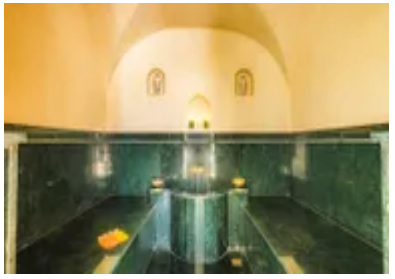
The region is a haven for outdoor enthusiasts, golfers will appreciate the nearby championship course, while those seeking adventure can enjoy padel, surfing, and kitesurfing along Essaouira's vast, windswept beaches. With its dry, sunny climate for most of the year, life here naturally spills outdoors, whether you're lounging by the pool, strolling through the gardens, or enjoying a friendly game of pétanque. For those wishing to explore further afield, a hire car is recommended to make the most of the area's diverse landscapes and relaxed pace of life.

Local Amenities

Nearest Airport	**Essaouira Mogador Airport (14 km)**
Nearest Bar/Pub	**La Buvette (16 km)**
Nearest Beach	**Ord Omar (14 km)**
Nearest Golf	**Mogador Golf Academy (13 km)**
Nearest Restaurant	**Soleil Restaurant (8 km)**
Nearest Supermarket	**Aswak Assalam (7 km)**
Nearest Town	**Essaouira (16 km)**
Nearest Village	**Ghazoua (7 km)**









What we love

- The fusion of Moroccan craftsmanship, original artworks, and high-end finishes creates an atmosphere of elegance and authenticity.
- The vast grounds are full of surprises, from a water lily pond to a putting green and friendly resident wildlife.
- Four lounges, each with its own personality, mean you can match your mood to your surroundings.

What you should know...

- The kitchen is for staff use only, meals are prepared for you based on your chosen dining plan.
- The tennis court will be available from 15 October 2025.
- Please note that the kitchen is for staff usage only; guests are not allowed to cook or prepare any meal. Usage of the kitchen for nibbles (tea, coffee, sandwich, etc.) might be allowed prior to agreement with the owner/property manager.

Terms & Conditions

- **Security deposit:** €2,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4 pm

- **Departure time:** 10 am

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, included in rental price.

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

- **Other Ts and Cs:** The soul of the house also lies in the unrivalled attention of its staff. Welcomed by a team dedicated to your comfort, you can count on the services of a housekeeper, cook and caretaker. To complete your stay, additional services are available on request, including hammam treatments, beauty treatments and childcare.

 Breakfast is included in the price.

 For your other meals, 2 catering options are available (Use of the kitchen and its equipment is reserved for house staff.)

 Please note that the kitchen is for staff usage only; guests are not allowed.

 A non-refundable 40% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).

- **Changeover day:** Flexible.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 3 - 5 nights, depending on the season. All other durations on request.

- **Heating costs included?:** Not available on this property.

- **Pool heating charge?:** Not available on this property.

- **Tax:** Tourist Taxes are not included in the rental price and are to be paid locally in cash on arrival (the correct total per person per night will be sent to you after booking confirmation).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in rental price.