Villa Sampieri

Region: Sicily **Sleeps:** 6

Overview

Villa Sampieri is a splendid newly built retreat designed for guests who want comfort, space, and a close connection to nature. Surrounded by countryside yet only a short walk from the sea, the villa features a large Mediterranean style garden, a generous terrace solarium with a shaded dining area, and a beautiful saltwater swimming pool. The exterior is finished in traditional white Ragusa stone, echoing the rural architecture of the area, while the outdoor spaces are ideal for long summer days, barbecues, and relaxing in the sun.

Inside, the villa is tastefully furnished with a focus on quality materials and thoughtful details. There are three double bedrooms, each with its own ensuite bathroom, including one with independent outdoor access. The modern kitchen is equipped with everything needed for easy holiday living, and it opens onto a bright dining area. A spacious lounge with TV offers a comfortable place to unwind, enhanced by colourful decor and a curated collection of artworks.

With its strategic location near Sampieri and just 500 meters from the sandy beach, Villa Sampieri is an excellent base for exploring the baroque towns of the Val di Noto and the coastal highlights of south-eastern Sicily.









Facilities

Boat Trips • Cycling • Historical Sites • Air-Con • Watersports • Wine Tasting • Horse Riding • Private Pool • Walking/Hiking Paths • Villa • Ideal for Kids • Maid Service Available • Ideal for Teens • Has Discount • Has Offer • Cots (Cribs) • Special Offer • Walk to Beach • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Saltwater Pool • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Dishwasher • Smart TV • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors

- Living room
- Lounge with TV
- Kitchen with dishwasher, coffee machine, oven, fridge, freezer, hob, kettle and toaster
- 2 x bedrooms with double beds (160cm x 200cm) and ensuite bathroom with shower
- Bedroom with double bed (180cm x 210cm) and ensuite bathroom with shower

Outside Grounds

- Private saltwater swimming pool (4m x 13m, depth: 0.4m - 1.5m), open from approximately beginning-April to end-November
- Sun loungers and umbrella
- Veranda
- Terrace with dining area
- Barbecue
- Garden
- Solarium
- Parking

Facilities

- WiFi
- Air conditioning
- Smart TV
- Hairdryer
- Iron
- Washing machine









Location & Local Information

Villa Sampieri enjoys a prime position on the south-eastern coast of Sicily, close to the charming village of Sampieri and Marina di Modica. Its location is ideal for guests who want to explore the rich heritage of the Val di Noto, where baroque towns such as Scicli, Modica, Ragusa Ibla, and Noto can be reached by car. Further along the coast, you can visit the fishing village of Marzamemi, the protected landscapes of Vendicari, and the historic treasures of Syracuse.

The sandy beach is only 500 meters away, offering long stretches of golden shoreline and calm waters perfect for swimming and sunset walks. It has plenty of beach clubs which provide sunbeds, parasols and drinks.

Food lovers can enjoy the region's renowned delicacies, including Modica chocolate, fresh seafood, cannoli, and traditional Sicilian dishes served in family run trattorias. Local markets offer seasonal produce and a glimpse into everyday island life. Whether you enjoy sightseeing, nature, or culinary experiences, Villa Sampieri offers an excellent base for discovering the best of south-eastern Sicily.

Local Amenities

Nearest Airport	**Catania Airport (123km)**
Nearest Airport 2	**Palermo Airport (305km)**
Nearest Bar/Pub	**Sampieri (3km)**
Nearest Beach	**Sandy beach (500m)**
Nearest Restaurant	**Marina di Modica (2km)**
Nearest Supermarket	**Sampieri (3km)**
Nearest Town	**Sampieri (3km)**
Nearest Town/City	**Modica (22km)**
Nearest Village	**Marina di Modica (1km)**









What we love

- Exterior walls in classic white Ragusa stone evoke the region's rural architecture
- Close to Sampieri, Marina di Modica, and the Val di Noto's baroque towns, offering the perfect mix of seaside relaxation and cultural exploration.
- There is a spacious outdoor area with a large terrace-solarium, shaded dining area, and a beautifully maintained Mediterranean-style garden, ideal for sunbathing, barbecues, and family fun.

What you should know...

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

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 of of linen and mid-week change of towels included.

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

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Flexible.

- **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.

- **Other 2:** Please note home security devices may be installed at the villa, please enquire for further information.

- **Other 3:** 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.

- **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 beginning-April 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.