Villa Uliva

Region: Sicily **Sleeps:** 12

Overview

Set amidst olive groves in the countryside near Ragusa in southeast Sicily, Villa Uliva is an elegant historic villa that beautifully combines traditional charm with modern comfort. Originally a late 18th-century rural estate, the property has been thoughtfully restored into a spacious and refined holiday home, accommodating up to 12 guests across six bedrooms and eight bathrooms, making it ideal for families or groups travelling together.

The interiors are generous and welcoming, designed for both relaxation and sociable living. On the ground floor, a spacious entrance hall leads into a comfortable living room, a TV lounge with fireplace, and a home bar area. A large sitting and dining space provides the perfect setting for shared meals, while the fully equipped kitchen and pantry cater easily to self-catering stays. Several bedroom suites on this level feature their own sitting areas, kitchenettes, walk-in wardrobes and stylish en-suite bathrooms, offering added privacy and flexibility. Additional bedrooms are located on the first floor, each well-proportioned and finished with care.

Outside, Villa Uliva is surrounded by beautifully maintained gardens and terraces designed to embrace Sicily's warm climate. The private swimming pool sits within a sun-soaked lawned area, while shaded terraces, a traditional courtyard and covered loggia provide idyllic spaces for al-fresco dining, relaxing with a book or enjoying the peaceful rural views.

Modern amenities including air-conditioning, Wi-Fi, parking and barbecue facilities ensure a comfortable stay, while the villa's authentic character and tranquil setting make Villa Uliva a superb base for discovering the culture, cuisine and landscapes of southeastern Sicily.









Facilities

Carbon Monoxide Detector • <1hr to Airport • Air-Con • Recommended • Ideal for Kids • Private Pool • Working Fireplace/Woodburner • Villa • Has Discount • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Has Offer • Special Offer • All Bedrooms En-Suite • Modern • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • TV • DVD • Dishwasher • Microwave • Safety Deposit Box • Heating • Pre-Stocked Fridge Available • Transfers Available • Breakfast Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (700 sqm)
Ground Floor
- Entrance hall
- Living room
- Home bar
- TV room with fireplace
- Bathroom (sink, 2 toilets)
- Large living room with sofas and dining area
- Kitchen with pantry
- Suite 1: living area with kitchenette and minibar, 1 bedroom with double bed (200/100 x 200 cm), walk-in closet, and bathroom with bathtub and shower
- Suite 2: living area with kitchenette and minibar, 1 bedroom with double bed (200/100 x 200 cm), walk-in closet, and bathroom with bathtub and shower
- Suite 3: living area with kitchenette and minibar, 1 bedroom with double bed (200/100 x 200 cm), walk-in closet, and bathroom with bathtub and shower
- Suite 4 (First floor, stairs + elevator): living area with kitchenette, minibar, and bathroom with shower, 1 bedroom with double bed (200 x 200 cm), walk-in closet, and bathroom with bathtub and shower
- Bedroom 5 (ground floor - access from the external courtyard) 1 bedroom with double/twin bed (200/100 x 200 cm) with kitchenette, minibar, and bathroom with shower
- Bedroom 6 (ground floor - access from the external courtyard) 1 bedroom with double/twin bed (200/100 x 200 cm) with kitchenette, minibar, and bathroom with shower

Outside Grounds
- Internal courtyard (baglio)
- Loggia with dining area
- Terraces
- Garden
- Swimming pool (5 x 25m; depth: 1.2 - 1.4m)
- Solarium

Additional Facilities
- Air-conditioning
- Wifi
- Bluetooth speaker
- High chair (on request)
- Electric oven
- Hob gas burner
- Hifi system
- Electric mosquito repellents









Location & Local Information

Villa Uliva is wonderfully positioned amidst the rolling countryside of southeast Sicily, offering a tranquil base from which to explore the region's rich culture, scenic landscapes and historic towns. Surrounded by olive groves, vineyards and gently undulating hills, the villa provides a peaceful retreat while remaining within easy reach of amenities and attractions.

The vibrant town of Ragusa Ibla is nearby and well worth a visit. Its atmospheric historic centre is a UNESCO World Heritage site, filled with stunning Baroque architecture, elegant piazzas and winding streets that invite leisurely exploration. Here you'll find excellent restaurants, cafés, artisan shops and local markets showcasing Sicilian produce. Ragusa Superiore also offers supermarkets and everyday conveniences just a short drive from the villa.

Sicily's pristine coastline is easily accessible, with sandy beaches and crystal-clear waters awaiting at nearby Marina di Ragusa. Families and water lovers will enjoy sunbathing, swimming and seaside dining, or can explore coastal trails and hidden coves along the Mediterranean shore.

The surrounding Val di Noto region is famed for its Baroque towns, including Modica, Noto and Scicli—each with grand palaces, ornate churches and rich histories to discover. Modica, in particular, is renowned for its heritage chocolate, offering an enjoyable stop on a cultural day out.

For nature enthusiasts, the Cava d'Ispica gorge provides dramatic landscapes and prehistoric cave dwellings to explore, while the nearby Vendicari Nature Reserve is a haven for birdwatching, gentle walks and unspoiled beaches.

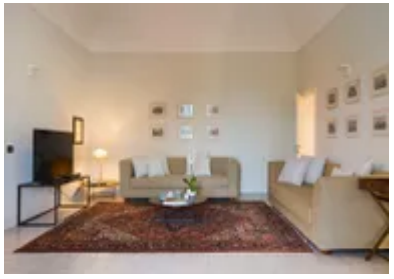
Local Amenities

Nearest Airport	**Comiso Airport (4 km)**









Nearest Airport 2	**Catania Airport (83 km)**
Nearest Bar/Pub	**Comiso (11 km)**
Nearest City	**Catania (87 km)**
Nearest Golf	**Hotel Antica Locanda del Golf Ragusa (26 km)**
Nearest Restaurant	**Comiso (11 km)**
Nearest Supermarket	**Eurospin (9 km)**
Nearest Town	**Comiso (10 km)**
Nearest Train Station	**Comiso (11 km)**

What we love

- Peaceful countryside setting surrounded by olive groves, offering privacy, space and a true sense of Sicilian tranquillity.
- Easy access to highlights of southeast Sicily, including Baroque towns, local markets and beautiful sandy beaches.
- Well-equipped, characterful villa ideal for relaxed stays, combining authentic charm with modern comforts.

What you should know...

- A car is recommended to explore nearby towns, beaches and attractions comfortably.
- The villa retains authentic features, so expect charm rather than ultra-modern design.
- Best suited to families or small groups looking for a peaceful base with outdoor space and privacy.

Terms & Conditions

- **Security deposit:** €2000 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 p.m. and 7 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 8.00 - 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 your booking will only be confirmed once we have checked availability with the owner or their property manager.
 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 home security devices may be installed at the villa, please enquire for further information.
 Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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:** 4 nights.

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

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult 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 approximately 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.