

# Villa Falco

Region: Sitges    Sleeps: 10

## Overview

Framed by pine-covered hills and awash with a Mediterranean charm, Villa Falco offers a breezy, one-level escape just outside the bustle of Sitges. Step through the garden gates and in to the whitewashed villa, where terracotta tiles and wooden shutters give way to stylish, sun-filled interiors.

Inside, calming tones and natural textures set the scene in the open-plan living space, where a soft L-shaped sofa, wood-burner and large windows create a warm, inviting hub. The rustic-modern kitchen and dining area connect directly to a decked terrace, perfect for long, lazy lunches under the shade. Beyond the main house, a beautifully finished annexe with its own lounge and bedroom offers privacy for other guests.

Outside, the multi-level garden is a peaceful area of palms, gravel paths and an elegant swimming pool, flanked by loungers and lounge corners. There are several alfresco dining areas, including a rooftop terrace with spectacular countryside views. Though the setting feels blissfully remote, you're just fifteen minutes from Sitges and thirty from the airport, making this a practical yet utterly serene base for families or groups.

## Facilities

Exclusive • BBQ • On-Street Parking • Villa • Coffee Machine • Boat Trips • Sailing • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Wi-Fi/Internet • Walking/Hiking Paths • Air-Con • Recommended • Wine Tasting • TV • Private Pool • Beach Nearby • Wow Factor • Cots (Cribs) • Instagrammable • Modern • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Smart TV • Heating • High Chair(s) • Fenced Grounds • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## Main House

- Open-plan living room with L-shaped sofa, smart TV, wood burner, air conditioning, dining table for 6, and access to terrace
- Well-equipped kitchen with access to terrace
- Bedroom with double bed, air conditioning, ceiling fan, and access to the exterior
- Bedroom with double bed, air conditioning, ceiling fan, and access to the exterior
- Bedroom with twin beds (can be joined, on request), air conditioning, ceiling fan, and access to the exterior
- Shared bathroom with large walk-in shower

## Annexe

- Bedroom with double bed and built-in wardrobe
- Living room with sofa bed for 2, TV, microwave, and fridge
- Bathroom with shower
- Access to courtyard

## Exterior

- Fenced-in exterior space
- Private pool on raised level (9 x 4 m) with sun loungers
- Covered terrace with dining table
- Partially covered terrace with seating area
- Barbecue
- Grassy area with playground and sand pit
- On-street parking

## Additional Facilities

- Wi-Fi connection
- Air conditioning
- Ceilings fans (in main house bedrooms)
- Coffee machine
- Dishwasher
- Cot (*please see T&Cs*)
- Highchair (*please see T&Cs*)



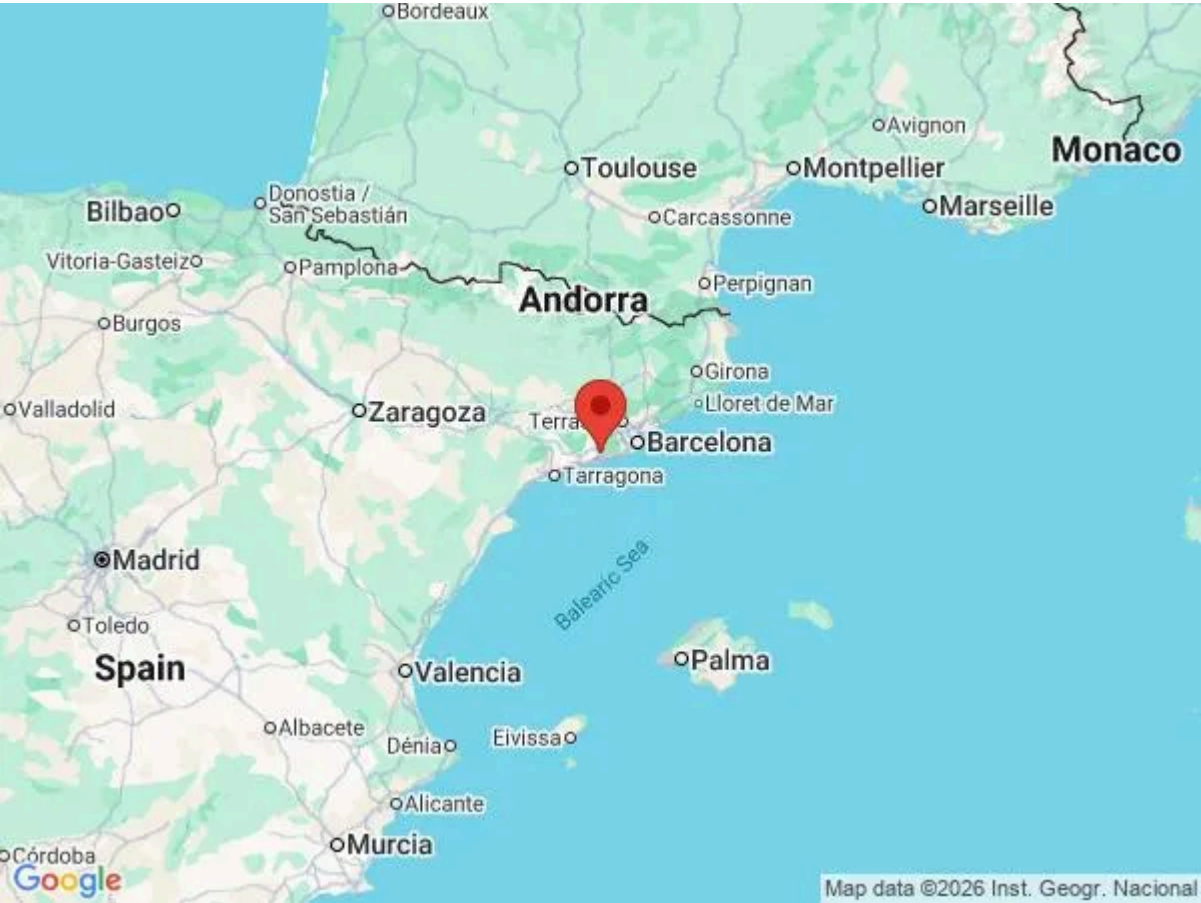
# Location & Local Information

Set in the quiet, green enclave of Mas Mestre, Villa Falco is surrounded by forested hills and open sky. The neighbourhood has a laid-back, residential feel, with winding roads that open up to sweeping vistas of the Garraf Natural Park. It's a fantastic location for walkers, cyclists and nature lovers, with scenic trails right on the doorstep.

Sitges, a short fifteen-minute drive away, offers a vibrant contrast with its palm-lined beaches, eclectic restaurants, art galleries and family-friendly promenade. The old town is rich with history and full of character, from whitewashed alleyways to colourful markets. For day trips, Barcelona is just forty-five minutes away by car, offering world-famous architecture, museums and shopping streets. Despite its peaceful hillside setting, Villa Falco keeps you connected to Catalonia's best coastal and cultural experiences.

## Local Amenities

Nearest Airport	Barcelona Airport (34 km)
Nearest Bar/Pub	Al Son (3 km)
Nearest Beach	Sitges Beach (10 km)
Nearest City	Barcelona (47 km)
Nearest Ferry Port	Port of Barcelona (47 km)
Nearest Golf	Terramar Golf Club (12 km)
Nearest Restaurant	EL MOS (3 km)
Nearest Supermarket	Condis (3 km)
Nearest Tennis	Ribes Tennis Club (8 km)
Nearest Town	Sitges (10 km)
Nearest Train Station	Sitges Train Station (11 km)



Nearest Village

Sant Pere de Ribes  
(7 km)

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## What we love

- The panoramic views are stunning from every corner of the garden, especially from the rooftop terrace!
- The gorgeous pool area, surrounded by stylish wooden decking and sunbeds, is perfect for soaking up the Mediterranean sun in total tranquillity!
- The separate guest annexe with its own lounge and private terrace offers a peaceful retreat for grandparents, teenagers or visiting friends
- Villa Falco is located in a residential area but just a fifteen-minute drive from nearby Sitges with plenty to offer!

## What you should know...

- The villa is set across gently tiered levels, so there are some steps between terraces and garden zones
- The annexe's sofa bed is best suited for children or young teens rather than adults
- The pool is not fenced, so children should be supervised at all times



# Terms & Conditions

- **Security deposit:** €1,000 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:** 4-8pm (later check in may be possible at a fee, please enquire)
- **Departure time:** 11 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet will apply, payable with the balance payment.
- **Other Ts and Cs:** Cots (cribs) available at a charge of €25 / item, payable locally. High chair available at a charge of €15 / item, payable locally.
- **Changeover day:** Friday, Saturday or Sunday during peak season. Flexible during other periods.
- **End of stay cleaning available?:** No. €220, payable to Oliver's Travels with the balance payment. This is for a standard changeover clean. Guests should be respectful of the property and leave the accommodation in a clean and tidy condition. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights during peak season. 3-5 nights during other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist 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 in the rental price.
- **Pool towels included?:** Yes, included in the rental price.