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

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









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
- 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)*









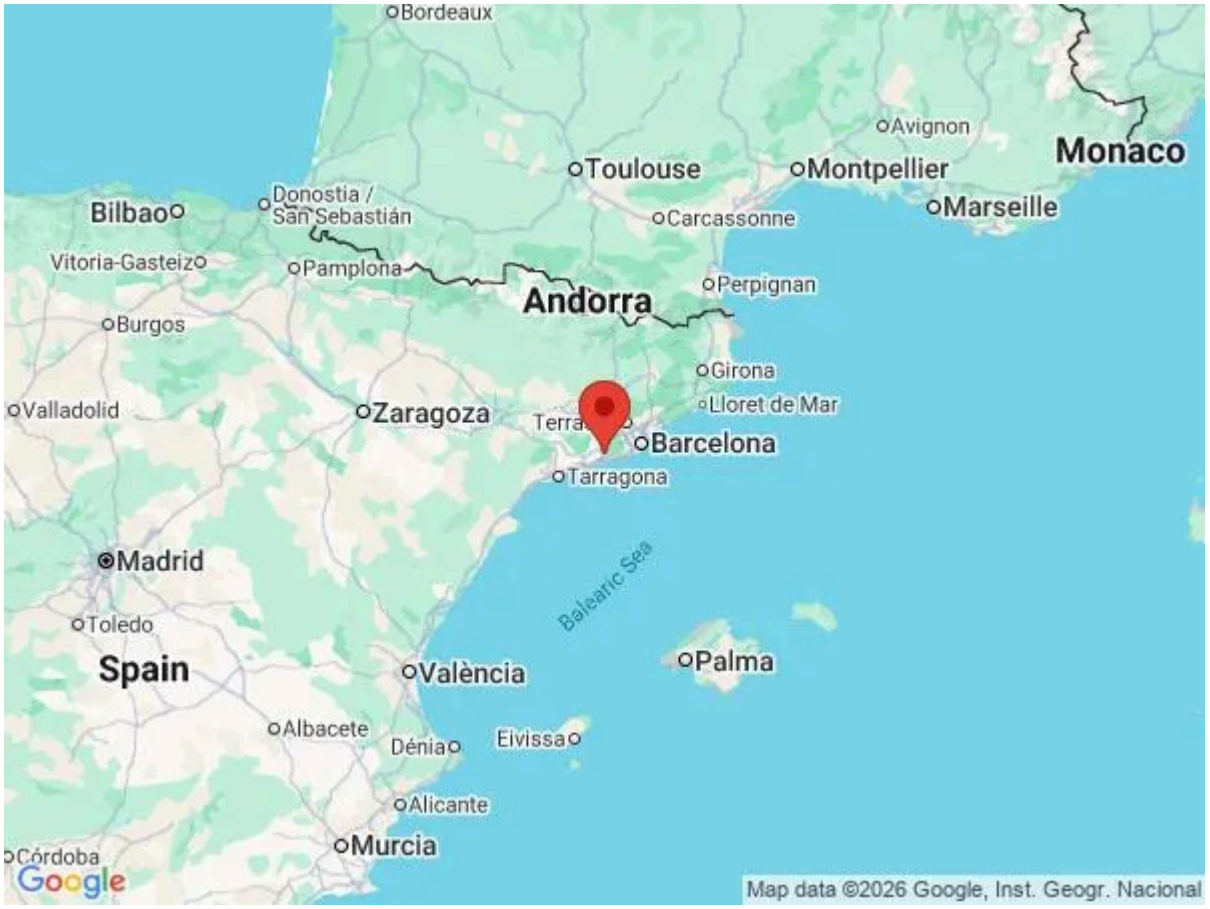
Location & Local Information

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)**

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 my 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.

 The Property is supplied with 1 set of bed linen and towels per guest (1 shower and 1 hand towel and where applicable 1 pool towel) at no additional charge, unless otherwise specified. Additional changes may be requested at the following rates:
 - €15 per single bed set;
 - €25 per double bed set;
 - €10 per towel set;
 A one-off service/transport fee of €25 applies.
 Requests for additional linen or towels will be delivered the following day, subject to availability. Please note that extra linen will be delivered, but beds will not be changed. If guests wish to have the linen changed, a minimum of 3 hours of cleaning service must be booked.

- **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. All conditions imposed by the owner must be followed. Charges may apply for breaching any house rules, extra cleaning, damage or sanitisation costs.

- **Other Ts and Cs:** 1 travel cot and 1 high chair are provided free of charge, subject to availability and provided the request is made at least 48 hours prior to arrival.

 Additional travel cots, high-chairs, and cot mattress toppers may be rented upon request, subject to availability, at the following fees:
 - €25 per cot
 - €15 per high chair
 - €20 per cot mattress topper
 A one-off service/transport fee of €25 applies if the service has not been requested at least 48 hours prior to arrival.

- **Changeover day:** Friday, Saturday or Sunday during peak season. Flexible during other periods.

- **End of stay cleaning:** Extra €220, payable with the balance payment. 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.

- **Other Cleaning:** Additional cleaning is available at €16.50 per hour, plus IVA, payable locally. Minimum 3 hours.

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

- **Other 3:** Lead guest must be at least 25 years old. No groups of young people under 25 years old.

- **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.