Villa Sudest

Region: Sicily **Sleeps:** 12

Overview

Villa Sudest is a beautifully restored Sicilian residence that blends traditional character with contemporary comfort, set within the rolling countryside near Modica. Thoughtfully designed to reflect its heritage, the villa pairs natural materials and soft, earthy tones with modern finishes, creating a calm and inviting atmosphere throughout.

Inside, the interiors feel both authentic and refined, with spacious living areas that open effortlessly onto the surrounding grounds. Large windows and doors draw in the warm southern light, while carefully chosen furnishings add a sense of understated style. The bedrooms are designed for comfort and privacy, making the villa well suited to both families and groups of friends travelling together.

Outdoors, Villa Sudest truly comes into its own. The private swimming pool is positioned to make the most of the peaceful rural setting, accompanied by terraces that invite long, leisurely meals and relaxed afternoons under the Sicilian sun. The landscaped gardens offer space to unwind, with views stretching across the countryside.

Located within easy reach of Modica, known for its Baroque architecture and rich culinary traditions, Villa Sudest provides a tranquil base with access to charming towns, historic sites and the beaches of southern Sicily.









Facilities

Wine Tasting • Private Pool • Ideal for Kids • Villa • Cycling • Walking/Hiking Paths • Historical Sites • Pets on Request • Special Offer • Has Offer • Cots (Cribs) • Has Discount • Ideal for Teens • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Safety Deposit Box • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (200 sqm)

Ground Floor
- Living room: Bright sitting area
- Kitchen: Bright kitchen, directly connected to the outdoor dining area
- Bedroom 1: Double bed, private bathroom, additional sofa bed
- Bedroom 2: Double bed, private bathroom, additional sofa bed

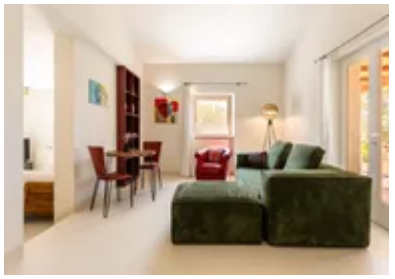
First Floor
- Bedroom 3: Double bed, private bathroom

Separate Annexe
- Living area: Small living room with kitchenette and sofa bed
- Bedroom 4: Double bed and single bed on the mezzanine level, private bathroom

Outside Grounds
- Fenced garden (4000 sqm)
- Swimming pool (12m x 5m)
- Jacuzzi
- Outdoor dining area
- Terrace
- Veranda
- Balcony
- Barbecue
- Solarium
- Sun loungers
- Sun umbrellas
- Outdoor shower
- Free parking

Additional Facilities
- Dishwasher
- Fridge and freezer
- Oven
- Coffee machine
- Toaster
- Kitchen utensils and tableware
- Laundry room
- Washing machine
- Iron and ironing board
- Safe
- Hairdryer
- Baby cot & High chair
- Mosquito nets
- TV









Location & Local Information

Villa Sudest is set in the peaceful countryside just outside Modica, one of southern Sicily's most captivating Baroque towns. Surrounded by rolling hills and dry-stone walls, this area offers an authentic glimpse of island life, where quiet rural landscapes meet a rich cultural heritage. Modica itself is renowned for its intricate architecture, historic churches and its long-standing tradition of chocolate making, with a variety of artisan shops and local restaurants to explore.

Within a short drive, you can reach the UNESCO-listed towns of the Val di Noto, including Ragusa Ibla and Scicli, each offering their own character, elegant piazzas and impressive historic landmarks. The coastline is also easily accessible, with sandy beaches such as Sampieri and Marina di Modica providing relaxed seaside days and clear waters.

For everyday essentials, nearby towns offer supermarkets, cafés and traditional trattorias, while local farms and markets showcase the region's seasonal produce. Whether you are interested in cultural visits, food experiences or simply enjoying the slower pace of the Sicilian countryside, Villa Sudest is well placed for a varied and rewarding stay.

Local Amenities

Nearest Airport	**Catania (113km)**
Nearest Beach	**Spiaggia Primo Scivolo (9.7km)**
Nearest Ferry Port	**Pozzallo (11.2km)**
Nearest Golf	**Chiuso (40km)**
Nearest Town/City	**Pozzallo (9.7km)**
Nearest Train Station	**Ispica (7.9km)**
Nearest Supermarket	**Conad Pozzallo (8.1km)**









What we love

- Villa Sudest boasts a generous outdoor space with a large private pool and landscaped grounds
- The Villa acts as an easy base to access nearby towns such as Modica, famous for its Baroque beauty and chocolate heritage
- Ideal layout for groups, with several bedrooms featuring additional sofa beds
- The separate annexe offers extra privacy for extended families or friends

What you should know...

- Two bedrooms include sofa beds, which may be better suited to children
- Please note that the mezzanine level does not have a door. The banister and stairs look down into the annexe's living room.
- While the outdoor areas are spacious and due to the pool being unfenced, young children should be supervised
- A car is recommended for exploring nearby towns and attractions
- The property is set in a rural area, offering tranquillity but limited immediate amenities
- Bathroom linen - rearrangement of bedrooms and bathrooms in case of bookings of more than 10 days
- 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

Terms & Conditions

- **Security deposit:** €500 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:** 4.00 p.m – 8.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Electricity included up to 500 kWh per week. Any extra depending on consumptions 0,40/kWh, payable locally.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per booking will apply (payable locally).

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 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.
 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Not included. An extra €500, payable to Oliver's Travels at the time of 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.

- **Smoking Allowed?:** Not allowed.

- **Minimum stay:** 2-nights in September to June, 5-nights in July & August

- **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 connection included.

- **Pool towels included?:** Yes.

- **Beach towels included?:** Yes.