Villa Seleni

Region: Sicily **Sleeps:** 10

Overview

Villa Seleni is a stylish contemporary villa set a short drive away from the golden beaches of Sicily's south-eastern coast. Designed for relaxed Mediterranean living, this elegant retreat combines modern comfort with generous outdoor spaces, making it an excellent choice for families or groups looking to enjoy both the sea and the cultural treasures of the Val di Noto.

Inside, the villa offers bright and welcoming interiors where clean architectural lines meet a calm, understated style. Large windows and sliding doors allow natural light to flood the living spaces, creating a seamless connection between the indoors and the surrounding terraces. The open living and dining areas provide a sociable setting for gathering together, while the well-equipped kitchen makes it easy to prepare relaxed meals using the region's outstanding local produce.

The bedrooms are thoughtfully arranged to provide comfort and privacy for guests, with simple modern furnishings and restful spaces that encourage relaxation after days spent exploring the nearby coastline. Whether travelling with family or friends, the layout allows for both shared moments and quiet time to unwind.

Outdoors, Villa Seleni truly embraces the Sicilian lifestyle. The private swimming pool forms the centrepiece of the garden, surrounded by sun loungers and open terraces perfect for soaking up the Mediterranean sunshine. A shaded dining area invites long alfresco meals, while the barbecue provides the ideal excuse for relaxed evenings spent enjoying local food and wine.

With sandy beaches close by and the baroque towns of Modica, Ragusa and Noto within easy driving distance, Villa Seleni offers the perfect base for discovering the beauty, culture and flavours of south-eastern Sicily.









Facilities

Walking/Hiking Paths • Boat Trips • Ideal for Kids • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Villa • Has Offer • Ideal for Teens • Cots (Cribs) • Has Discount • Special Offer • Maid Service Available • Chef/Cook Available • Beach Nearby • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Rural Location • Washing Machine • Coffee Machine • Tourist Towns & Villages • TV • Dishwasher • Smart TV • Heating • Pre-Stocked Fridge Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (220sqm)

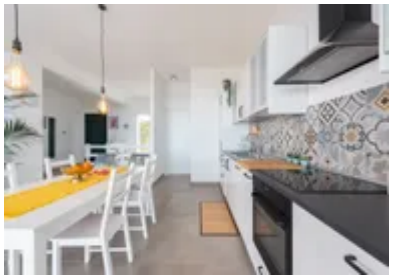
Interior
Ground Floor
- Bedroom 1: Double bed, ensuite bathroom with shower
- Bedroom 2: Double bed, ensuite bathroom with shower
- Bedroom 3: Double bed, shared bathroom with shower
- Bedroom 4: Double bed, shared bathroom with shower

First Floor
- Living room: Sofa seating, TV, bright living area overlooking the terrace and kitchen area
- Fully equipped kitchen located on the 1st floor with panoramic balcony
- Dining area: Dining table with seating for guests
- Bedroom 5: Double bed, shared bathroom with shower

Outside Grounds
- Raised private swimming pool
- Sun loungers
- Upstairs covered veranda with outdoor dining area
- Barbecue
- Garden
- Private parking

Additional Facilities
- Wi Fi
- Air conditioning
- Heating
- Smart TV
- Washing machine
- Oven
- Hob
- Fridge freezer
- Dishwasher
- Microwave
- Coffee machine









Location & Local Information

Villa Seleni enjoys a peaceful setting in the countryside close to the coastal town of Pozzallo, on Sicily's sunny south-eastern shoreline. While the villa offers a quiet and private environment, the sea and town amenities are just a short drive away, making it easy to balance relaxed days at the property with outings along the coast.

Pozzallo is known for its long sandy beaches and laid-back seaside atmosphere. The town's waterfront promenade is lined with cafés, restaurants and gelaterias, creating a lively yet welcoming place to spend an afternoon or evening by the sea. Several beach clubs and stretches of public beach offer opportunities for swimming, sunbathing and enjoying the clear waters of the Mediterranean.

The villa is also well positioned for exploring the remarkable baroque towns of the Val di Noto, a UNESCO-listed region celebrated for its striking architecture and rich cultural heritage. The historic centres of Modica, Ragusa and Noto are all within comfortable driving distance, each offering beautiful piazzas, impressive churches and excellent local restaurants.

For those wishing to explore further, the surrounding countryside is dotted with traditional farms, olive groves and vineyards, providing a scenic backdrop for discovering authentic Sicilian life. Whether heading to the beach, exploring historic towns or enjoying local cuisine, Villa Seleni offers a relaxed base for experiencing the diverse charms of south-eastern Sicily.

Local Amenities

Nearest Airport	**Catania (114km)**
Nearest Ferry Port	**Porto di Pozzallo (6.9km)**
Nearest Golf	**Country Club Modica (9.6km)**
Nearest Restaurant	**(450m)**
Nearest Restaurant	**Pozzallo town centre (4.5km)**
Nearest Town	**Pozzallo (4.5km)**
Nearest Supermarket	**Conad (3.9km)**









What we love

- The contemporary design and bright interiors create a calm, comfortable atmosphere throughout the villa.
- Villa Seleni's open-plan living spaces allow guests to gather comfortably for meals and evenings together.
- The modern kitchen makes preparing meals with local Sicilian ingredients easy and enjoyable, and with the kitchen being on the 1st floor, the view of the garden and surrounding area is great when rustling up some local delicacies

What you should know...

- Please note that the swimming pool is raised, therefore children should be supervised at all times when in the outdoor areas.
- The villa has an upside-down style layout, with the majority of the bedrooms located on the ground floor and the main living areas positioned above.
- As with many coastal villas in the area, a car is recommended to explore the surrounding towns and beaches. Be aware the villa is located just off a main road with no pavement.
- 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?:** Yes.

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

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

- **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:** Extra €200, payable to Oliver's Travels 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.

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

- **Minimum stay:** 4 nights out of peak season (October - June), 5 nights in peak season (July - August)

- **Heating costs included?:** Electricity usage of up to 250 kWh per week is included in the rental price. Additional consumption, if required, will be charged locally at a fixed cost. Please enquire for more information.

- **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.

- **Pool opening dates?:** The pool is open approximately early April to end-October. 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.

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