

Villa Kandia

Region: Sicily Sleeps: 8

Overview

Villa Kandia is a beautifully restored Sicilian villa set within the rolling countryside near Noto, offering a peaceful retreat surrounded by olive trees and open landscapes. Blending traditional character with contemporary comfort, this elegant home provides a relaxed base for families or friends looking to experience the charm, culture and coastline of south-eastern Sicily.

The interiors reflect the villa's heritage while incorporating modern design elements that enhance both comfort and style. Bright living spaces are filled with natural light, creating a calm and welcoming atmosphere throughout. The open-plan layout encourages easy living, with a well-equipped kitchen and dining area that make it simple to enjoy long, leisurely meals together using the region's excellent local produce.

The bedrooms are thoughtfully arranged to provide both comfort and privacy, making the villa well suited to groups travelling together. Each space has been designed with simplicity and relaxation in mind, offering restful surroundings after days spent exploring nearby towns or enjoying the coast.

Outside, Villa Kandia is surrounded by a generous garden that embraces the natural beauty of the Sicilian countryside. The private swimming pool is positioned to take full advantage of the peaceful setting, with sun loungers and shaded areas inviting guests to unwind throughout the day. A covered terrace provides the perfect spot for alfresco dining, while the surrounding landscape creates a sense of space and tranquillity.

Located close to the baroque town of Noto and within easy reach of the coast, Villa Kandia offers an ideal balance of rural seclusion and access to some of Sicily's most celebrated cultural and natural highlights.

Facilities

Villa • Boat Trips • Cycling • Golf Nearby • Air-Con • Wine Tasting • Historical Sites • Private Pool • Watersports • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Special Offer • Has Discount • Wow Factor • Ideal for Teens • Cots (Cribs) • Maid Service Available • All Bedrooms En-Suite • Instagrammable • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Wine Cellar • Heating • Pre-Stocked Fridge Available • Transfers Available • Babysitting Available • High Chair(s)



Interior & Grounds

The Villa (170 sqm)

Ground Floor

- Living room: Sofa seating, TV, bright living space with access to the outdoor area
- Kitchen: Super-equipped kitchen with oven, microwave, dishwasher and wine cellar
- Bedroom 1: Double bed, private bathroom, additional details unknown
- Bedroom 2: Double bed, private bathroom, additional details unknown
- Laundry room: Washing machine and dryer

Please note: the ground floor and the first floor are connected by outside stairs

First Floor

- Living room: Sofa seating, TV, bright living space with access to terrace or balcony
- Kitchen: Super-equipped kitchen with oven, microwave, dishwasher and wine cellar
- Bedroom 3: Double bed, private bathroom, additional details unknown
- Bedroom 4: Double bed, private bathroom, additional details unknown
- Laundry room: Washing machine and dryer

Outside Grounds

- Two panoramic infinity pools: One pool of 60 sqm on the ground floor and one pool of 27 sqm on the first floor
- Garden: Approx. 2500 sqm
- Veranda
- Terrace
- Balcony
- Solarium
- Sun beds
- Outdoor shower
- Barbecue
- Fenced plot
- Free parking

Additional Facilities

- Air conditioning
- Wi Fi
- TV
- Safe
- Iron
- Baby cot
- High chair
- Hairdryer
- Alarm
- Sea view



Location & Local Information

Villa Kandia is set in the beautiful countryside near Noto, one of Sicily's most celebrated baroque towns and part of the UNESCO-listed Val di Noto. Surrounded by open landscapes, olive groves and dry stone walls, the villa offers a peaceful rural setting while still being within easy reach of the region's cultural highlights and coastline.

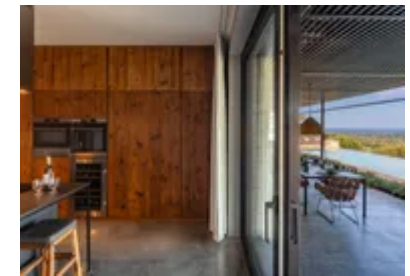
The historic centre of Noto is just a short drive away and is known for its striking honey-coloured architecture, elegant piazzas and impressive churches. Visitors can wander through its atmospheric streets, stopping at cafés and restaurants to enjoy traditional Sicilian dishes, local wines and the region's famous pastries. The surrounding area is also rich in culture, with nearby towns such as Modica, Ragusa and Scicli offering further opportunities to explore baroque architecture and authentic Sicilian life.

For days by the sea, the beaches along the south-eastern coast are within easy driving distance. Long stretches of golden sand and clear Mediterranean waters make this area ideal for swimming, sunbathing and relaxed seaside dining. Nature lovers can also explore the nearby Vendicari Nature Reserve, known for its unspoilt beaches, walking trails and birdlife.

With its combination of countryside tranquillity, historic towns and coastal beauty, Villa Kandia is perfectly positioned for discovering the diverse landscapes and cultural richness of south-eastern Sicily.

Local Amenities

Nearest Airport	Catania (87km)
Nearest Bar/Pub	Noto (3km)
Nearest Beach	Spiaggia di Lido di Noto (7.4km)
Nearest Golf	I Monasteri Golf Club (33km)
Nearest Restaurant	Noto (3km)
Nearest Train Station	Noto (2.5km)
Nearest Supermarket	ARD (2.5km)



What we love

- The unique layout across two self-contained floors with their own kitchen areas makes Villa Kandia ideal for groups travelling together while still enjoying their own space.
- Two private infinity pools offer a rare and luxurious feature, allowing guests to enjoy different outdoor areas and views.
- A peaceful setting close to Noto combines rural tranquillity with easy access to one of Sicily's most beautiful baroque towns.

What you should know...

- The villa is arranged across two independent floors connected by external stairs, rather than an entirely internal layout. Therefore, the property may not be suitable for family groups with younger children
- As Villa Kandia is set in the countryside, so a car is essential for reaching towns, beaches and amenities.
- The villa features multiple outdoor areas and terraces, which may require supervision for younger children.
- 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:** €1000 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. Saturdays only July and August
- **End of stay cleaning available?:** Not included. An extra €500, payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean and 2 hours daily cleaning. 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:** 5 nights out of peak season (October - June), 7 nights in peak season (July - August)
- **Heating costs included?:** Yes.
- **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.