Villa Mandarino

Region: Sicily **Sleeps:** 8

Overview

Villa Mandarino is a relaxed and characterful retreat set in the countryside near Modica, offering an inviting blend of traditional Sicilian charm and contemporary comfort. Thoughtfully designed for easy indoor-outdoor living, the villa's warm, welcoming interiors feature natural materials, soft tones and carefully chosen furnishings that create a calm and unpretentious atmosphere throughout.

At the heart of the home, the open-plan living and dining space flows □□□ly into a well-equipped kitchen, making it ideal for sociable stays with family or friends. Large openings lead out to the terrace, where everyday living extends into the open air. Each bedroom is designed with comfort in mind, providing a restful space to unwind after days spent exploring the local area.

Outside, the villa truly comes into its own. A private heated swimming pool is surrounded by a sun-drenched terrace, with loungers inviting long, leisurely afternoons under the Sicilian sun. Shaded areas offer a cool retreat for al fresco dining, while the surrounding landscape adds to the sense of privacy and tranquillity.

Set within easy reach of Modica's historic centre and the baroque towns of the Val di Noto, Villa Mandarino is well placed for discovering south-eastern Sicily, from golden beaches to UNESCO-listed architecture, while enjoying a peaceful base to return to each evening.

Facilities

Air-Con • Private Pool • Villa • Ideal for Kids • Historical Sites • Walking/Hiking Paths • Pets on Request • Heated Pool • Special Offer • Has Discount • Cots (Cribs) • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • TV • Dishwasher • Working Fireplace/Woodburner • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (180 sqm)

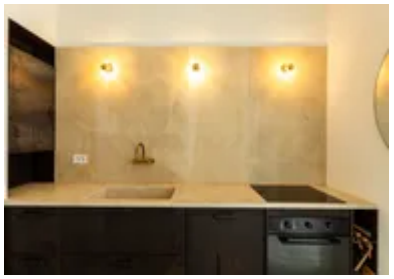
Interior
Main building
- Living area: Lounge space with seating, TV, fireplace, access to the internal courtyard
- Dining area: Dining space adjoining the kitchen
- Kitchen: Oven, fridge, dishwasher, toaster, kitchen utensils and tableware, access to the pool terrace
- Bedroom one: Double bed, en suite bathroom, bathing type not specified
- Bedroom two: Double bed, en suite bathroom, bathing type not specified

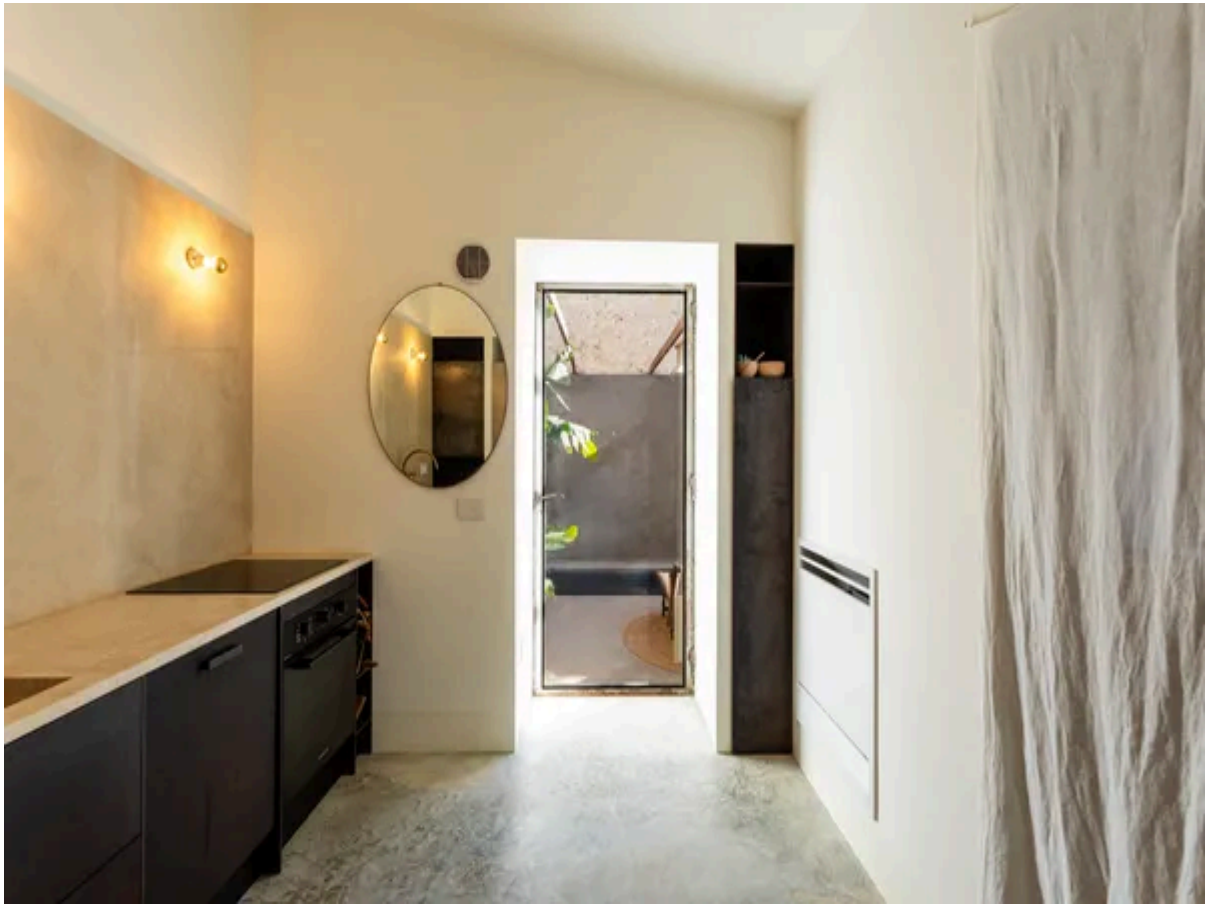
Second building
- Bedroom three: Double bed, bathroom provided within the building, exact bathroom arrangement not clearly specified
- Bedroom four: Double bed, bathroom provided within the building, exact bathroom arrangement not clearly specified
- Kitchen area: Small secondary kitchen designed for aperitifs or small events

Internal courtyard
- Courtyard: Traditional courtyard linking the buildings, with pergola-covered space for outdoor lunches and dinners

Outside Grounds (1000 sqm)
- Heated swimming pool (1.4m x 8m), with water temperature available up to 35°C on request
- Poolside terrace
- Pergola for al fresco dining
- Garden
- Fenced plot
- Barbecue
- Garden furniture
- Open-air parking

Additional Facilities
- TV
- Fireplace
- Dishwasher
- Oven
- Fridge
- Toaster
- Kitchen utensils
- Tableware
- Washing machine
- Iron
- Hairdryer
- Alarm
- Baby cot and high chair





Location & Local Information

Set in the rolling countryside just outside Modica, Villa Mandarino offers a peaceful base in one of Sicily's most characterful regions. Surrounded by dry-stone walls, olive groves and open landscapes typical of the Val di Noto, the setting feels wonderfully authentic while still being within easy reach of local life.

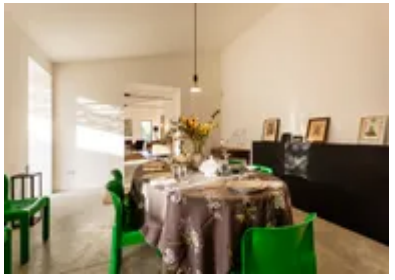
Modica itself is just a short drive away, famed for its baroque architecture, winding streets and rich culinary heritage, particularly its historic chocolate-making tradition. Here you will find a selection of restaurants, cafés and shops, alongside striking churches and panoramic viewpoints. Nearby towns such as Ragusa Ibla and Scicli add further depth to the area, each offering beautifully preserved historic centres and a slower pace of life.

For days by the sea, the southern coastline is easily accessible, with sandy beaches and clear waters at spots such as Marina di Modica and Sampieri. The region is also ideal for scenic drives, with UNESCO-listed towns, nature reserves and vineyards dotted across the landscape.

Whether you are exploring cultural landmarks, enjoying long lunches in sunlit piazzas or heading to the coast, Villa Mandarino is well positioned for experiencing the best of south-eastern Sicily.

Local Amenities

Nearest Airport	**Catania (108km)**
Nearest Beach	**Spiaggia di Vendicari (30km)**
Nearest Ferry Port	**Pozzallo (36km)**
Nearest Golf	**I Monasteri Golf Club (53km)**
Nearest Restaurant	**Near Rosolini (6.8km)**
Nearest Town/City	**Rosolini (16km)**
Nearest Train Station	**Rosolini (16km)**
Nearest Supermarket	**AZIENDA AGRICOLA GENNUSO (7km)**



What we love

- The Villa's unique layout across two separate buildings offers added privacy for all sorts of groups
- The traditional internal courtyard s perfect for long, shaded al fresco meals
- Villa Mandarina is within close proximity to Modica, known for its baroque beauty and renowned chocolate heritage

What you should know...

- As the villa is split across two separate buildings connected by a courtyard this layout may not suit those wanting all bedrooms under one roof
- The property is set in a rural location, offering tranquillity but limited immediate amenities within walking distance therefore renting a car is strongly recommended
- Bathroom linen - rearrangement of bedrooms and bathrooms in case of bookings of more than 10 days
- The pool can be heated on request, which is subject to an additional cost, please see the Ts&Cs for additional information
- 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, fair usage policy applies. Excess charged at €0.40 per Kwh

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

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €5per pet per. (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 €250, 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:** 4-nights in September to mid June, 5-nights in mid June to the end of August

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Not included, extra 50€ per day payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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 mid November. 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.