Villa Ducezio

Region: Sicily **Sleeps:** 10

Overview

Villa Ducezio is a contemporary Sicilian retreat set in an elevated position just outside Noto, offering far-reaching views across the countryside and towards the coast. Designed with clean architectural lines and a strong connection to its surroundings, the villa combines modern comfort with a relaxed Mediterranean atmosphere, making it well suited to both families and groups of friends seeking a peaceful base in southern Sicily.

Inside, the interiors are bright and thoughtfully arranged, with open-plan living spaces that invite natural light throughout the day. Large windows and sliding doors create a seamless flow between indoors and out, while the kitchen and dining areas are well equipped for easy holiday living. The bedrooms are designed with simplicity and comfort in mind, providing restful spaces after long days exploring the region.

Outdoors, Villa Ducezio centres around its panoramic terrace and private swimming pool, where guests can unwind while taking in the surrounding landscape. Shaded areas offer space for al fresco dining, while sun loungers invite slow afternoons under the Sicilian sun.

The villa's location places you within easy reach of Noto's historic centre, known for its baroque architecture, as well as some of the area's most beautiful beaches, making it an ideal setting for a well-balanced Sicilian escape.

As mentioned in...









Condé Nast Traveler (https://files.oliverstravels.com/italy/08.07.26%20-%20Cond%C3%A9%20Nast%20Traveller%20-%20The%20best%20villas%20in%20Sicily%20for%20an%20idyllic-escape%20to%20Italy%E2%80%99s%20largest%20island.pdf)

Facilities

Air-Con • Villa • Historical Sites • Walking/Hiking Paths • Ideal for Kids • Private Pool • Special Offer • Cots (Cribs) • Has Offer • Has Discount • Ideal for Teens • Beach Nearby • Instagrammable • Modern • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Rural Location • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Heating • High Chair(s)

Interior & Grounds

The Villa (350 sqm)

Interior
- Open-plan living space with panoramic views with a seating area and access to the veranda
- Dining area: Chestnut dining table within the open-plan kitchen and dining space
- Fully equipped kitchen
- Guest W/C

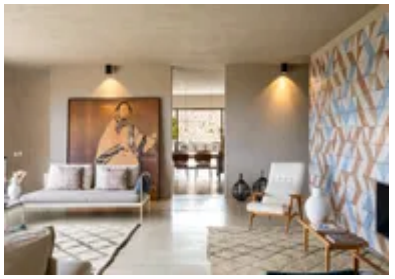
Main House
- Bedroom 1: Double bed, ensuite bathroom, sea view
- Bedroom 2: Double bed, ensuite bathroom, sea view
- Bedroom 3: Double bed (separable into 2 signle beds on request), separate bathroom

Annex
- Bedroom 4: Double bed, private bathroom
- Bedroom 5: Double bed, private bathroom
- Laundry room: Washing machine, located by the pool

Outside Grounds
- Garden (1800 sqm)
- Private swimming pool (18m x 4.5m) with shallow beach-style entry
- Panoramic terrace
- Veranda
- Gazebo with table and chairs overlooking the pool
- Shaded poolside gazebo with sofas
- Barbecue
- Sun loungers
- Outdoor shower
- Free parking

Additional Facilities
- Hairdryer
- Iron and ironing board
- Baby cot & high chair
- First aid kit
- Sea views
- Oven
- Microwave
- Dishwasher
- Fridge
- Freezer
- Toaster
- Coffee machine









Location & Local Information

Villa Ducezio enjoys a peaceful setting in the rolling countryside just outside Noto, one of Sicily's most celebrated baroque towns and a UNESCO World Heritage Site. From the villa, you are within easy reach of Noto's historic centre, where honey-coloured buildings, elegant piazzas and a vibrant café culture create a timeless Sicilian atmosphere. Evenings here are best spent strolling along Corso Vittorio Emanuele, stopping for gelato or dining in one of the town's excellent local restaurants.

The surrounding area offers a rich mix of natural beauty and cultural highlights. Within a short drive, you will find some of south-eastern Sicily's most beautiful beaches, including the sandy stretches of Lido di Noto and the clear waters of the Vendicari Nature Reserve, ideal for swimming, walking and birdwatching.

For those keen to explore further, the region is dotted with charming towns such as Modica, Ragusa and Syracuse, each offering their own blend of history, architecture and local cuisine. Whether you are seeking relaxed beach days, cultural excursions or scenic drives through the Sicilian countryside, Villa Ducezio provides a well-placed and peaceful base from which to experience it all.

Local Amenities

Nearest Airport	**Catania (83km)**
Nearest Beach	**Logghia Beach (8km)**
Nearest Golf	**I Monasteri Golf Club (29km)**
Nearest National Park	**Ricerva Cavagrande del Cassibile (14.2km)**
Nearest Restaurant	**Multiple in Noto (2.5km)**
Nearest Train Station	**Noto (3.2km)**
Nearest Village	**Noto (2.8km)**
Nearest Supermarket	**Supermerkado Sessa - Noto (4km)**









What we love

- The panoramic countryside and distant sea views from Villa Ducezio elevated position is stunning
- Striking infinity-style pool with generous size and beach-style entry is the centre piece of this villa's outside areas
- The contemporary design that blends clean architecture with traditional Sicilian touches
- The flexible bedroom setup, including a convertible twin room for added versatility and the poolside annex rooms are perfect for multi generational families.

What you should know...

- The property's elevated position means the outside areas may be exposed to wind gusts at times
- Access up to Villa Ducezio is via a slightly steep dirt track driveway, please take care when entering the villa on foot or by car
- Owing to the villa's secluded setting, a car is recommended for visiting the historical sights on offer in Sicily
- Children should be supervised at all time when outside as the pool is uncovered and unfenced.
- 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:** €1500 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:** 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:** 4-nights in October to early June, 5-nights in June to the end of September.

- **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 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.