

# Villa Regilione

Region: Sicily Sleeps: 10

## Overview

Like to be beside the seaside? You will in this impressive five-bedroom villa. Within walking distance of the beach, Villa Regilione is a fabulous proposition.

Set overlooking Marina di Modica, in the most southern part of Italy, the sea views are sublime, the beautiful sandy beach is sun-blessed and there's something for everyone. Families will delight in the local piazzetta bursting with live bands, market stalls, restaurants and cafes. With the sea on your doorstep, beach sports and general relaxing await you.

Although watching as a spectator from your very own seafront villa, with private swimming pool, can be just as enticing. Boasting expansive decked terraces with sun loungers and dining areas and an outdoor kitchen to grill the 'catch of the day', you may not want to leave anyway.

Step inside and prepare to be wowed by this contemporary three-floor holiday home. Crisp white decor and stylish blue accents make an instant impression and blend perfectly with the sea-side location. There's no choosing between modern luxury and comfort here, because Villa Regilione has combined both with cushy white sofas, pale wooden floors and modern artwork.

The five bedrooms amplify the crisp white theme further, picking out slight nautical hues here and there. Simply stylish, two rooms have private balconies, and all are en-suite shower or bathrooms and there are options for twin beds - so perfect for families, as well as that dine-in kitchen. Sit your family around the table for a fresh bowl of pasta you've whipped up while looking out of your window at those incredible sea views, or entice them out of the pool for a relaxed lunch or supper under the covered terrace with panoramic vistas.



Feel like you couldn't get any more relaxed? Treat yourself to a little 'me-time' at the in-house wellness room with Spa and hot tub. Villa Regilione is the perfect base for exploring the glorious south-east of Sicily - that's for sure.

## Facilities

Wellness • Tennis Nearby • Air-Con • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Recommended • Private Pool • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Walk to Beach • Maid Service Available • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Waterfront • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Hot Tub • Satellite TV • Sauna/Steam • Wine Cellar • Heating • Pre-Stocked Fridge Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

Tourist License Number: 19088006C207014

## Villa Interior

### Ground Floor

- Living room
- Well-equipped kitchen, with dining table & chairs: mixer, microwave, electric oven, fridges, freezer, toaster, dishwasher
- Wellness area with sauna, hot tub and shower
- Twin bedroom with en-suite shower
- Laundry room

### First Floor

- Living/dining room
- Kitchen
- Double bedroom with en-suite shower
- Twin bedroom with en-suite shower
- Guest toilet

### Second Floor

- Small sitting room
- Double bedroom with en-suite shower
- Master bedroom, with en-suite shower & panoramic terrace

## Outside Grounds

- Private salt-water swimming pool (12m x 5m, depth: 1.5m), open approximately April to end-November
- Sun loungers and parasols
- Balcony with dining table with chairs and armchair
- Outdoor shower
- Barbecue
- Parking

## Facilities

- Washing machine
- Air-conditioning (10 units)
- Washing machine
- Iron
- Hairdryer
- TV with stellite receiver
- CD player
- DVD player
- Safe
- Parking



## Location & Local Information

If you were cast away on an island, you may want that island to be Sicily, a beguiling place of contrasts. From bewitching Baroque hilltop towns to sun-blessed beaches, ancient Greek temples, Roman theatres, astounding food and an iconic volcano - it's certainly one of Italy's top draws.

Here, in the south-east of Sicily you'll discover the most stunning examples of those Baroque cities. Enter Syracuse, home to one of the greatest ancient Greek theatres that's still in use today, a Roman amphitheatre, picturesque piazzas, sandy beaches and olive-green seas. Or, the beautiful town of Ragusa, renowned for its jaw-dropping buildings and wonderful Piazza Duomo, brimming with bars and restaurants (a few Michelin star ones at that). And then there's Modica. What can we say? Aside from its world renowned chocolate, the churches, palazzi and bewitching buildings that line the narrow streets of Upper and Lower parts of the city are joyous.

Acireale, another Baroque town. Overlooking the Ionian Sea, its fascinating architecture, a world renowned carnival, historic churches and that fact it's near the magnificent Mount Etna - are real pulls.

Sightseeing done, head for the beach. Crescent shaped sandy bays, rugged coastlines, rocky coves and long stretches of white sand await you - with enough water sports to keep the whole family entertained. Or, you could just relax in the glorious southern sun of course, with an arancino or two. The local street food in Sicily is unsurpassing.

### Local Amenities

Nearest Airport	<b>Comiso</b> (60 km)
Nearest Airport 2	<b>Catania</b> (130 km)



Nearest Train Station	<b>Pozzallo Station</b> (9 km)
Nearest Shop	<b>Shops, banks, restaurants</b> (6 km)
Nearest Golf	<b>Golf Donnafugata</b> (45 km)
Nearest Town/City	<b>Ragusa</b> (15 km)
Nearest Beach	<b>(700 m)</b>
Nearest Restaurant	<b>(1.7 km)</b>
Nearest Village	<b>(2 km)</b>

## What we love

- Enjoying glorious views out to sea from the villa and terraces
- For ultimate relaxation, pay a little visit to your own wellness spa complete with hot tub and sauna
- Villa is very close to the beautiful sun-blessed beaches and the best of south-east Sicily historic cities of Modica, Syracuse, Ragusa and Acireale

## What you should know...

- 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.
- If you don't mind pebbly beaches, there's one right in front of the villa, but for a sandy beach, it's just a few minutes' walk
- This property has 10 air-conditioning units.
- Please note that the use of any external caterers and/or contractors is not permitted.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 pm - 9.00 p.m. Late arrivals, if agreed, will be charged €50 (paid locally).
- **Departure time:** 8.00 a.m. - 10.00 am
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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 Weddings, stag/hen parties and any special events are not allowed. This property features 10 air-conditioning units. Please note that the use of any external caterers and/or contractors is not permitted.
- **Changeover day:** Saturday from end-June to end-August. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, 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?:** Outside only.
- **Minimum stay:** 5 nights in the months of April, May and approx. until the end of June. 7 nights all other months
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to end-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.