

# Casa Marzamemi

**Region:** Sicily   **Sleeps:** 5

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## Overview

High up in the rolling hills of Syracuse province, Casa Marzamemi is a unique country villa near the baroque masterpiece of Noto town.

Built with pale, local stone and traditionally styled, the villa sits in an entirely peaceful and rural location about 7km from the centre of Noto. Entering the villa, you are met with the spacious living area, with a rustic interior wall at the far end, upon which a TV is mounted. A sofa and two comfortable chairs sit in front of the television, overlooking the fabulous balcony space featuring further chairs and a coffee table.

The views from the balcony are exquisite, taking in acres of olive groves and vineyards, as far as the eye can see. Also within the living area is around a marble table for up to six guests. A small kitchen meets the residing area in open plan design, creating an amicable atmosphere and allowing a conversation to flow freely between the spaces. Soft, neutral tones enhance the sleek, modern design throughout.

There are three charming bedrooms: two double bedrooms and one single room. All three are found on the lower ground floor and have lovely en-suite bathrooms. Each is decorated with the same air of simplicity and style as the main living areas, with functional facilities creatively re-imagined.

A set of French doors connects each bedroom to the delightful terrace, allowing you to get into the sun in a flash and not miss out on a moment of beautiful weather.

In the expansive garden, complete with palm trees and cacti designed to mimic the rural surroundings, a vast private pool stretches from one end of the lawn to the



other, offering the ideal location for relaxing, catching a little sun and spending quality time with family and friends.

A terrace sits below the pool, complete with sun loungers for a lazy afternoon of sipping a cocktail, reading a good book or just snoozing in the heat. The large dining table to one side of the pool is an excellent place to while away the hours, allowing you to enjoy an alfresco meal in the afternoon sun or just a good conversation over a glass of wine. Help yourself to the fruit and vegetables grown throughout the garden and feel honestly at one with nature and the vast surrounding landscape.

Just a 15-minute drive from the historical town of Noto, a UNESCO World Heritage Site, this is indeed a perfect, idyllic base for exploring south-east Sicily, famous for its architecture, rugged coastline and quaint medieval towns.

## Facilities

Tennis Nearby • Historical Sites • Watersports • Wine Tasting • Wi-Fi/Internet • Golf Nearby • Air-Con • Recommended • Chef/Cook Available • Rural Location • Cots (Cribs) • Private Pool • Maid Service Available • Modern • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Transfers Available • Babysitting Available • Butler Available • Ideal for Kids • Ideal for Teens • <1hr to Airport • All Bedrooms En-Suite • Satellite TV • Caretaker/Owner on Site • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Interior

- Master bedroom with en-suite bathroom
- Double bedroom with en-suite bathroom
- Single bedroom with en-suite bathroom
- Living & dining room
- Fully equipped kitchen
- Balcony/Terrace
- Access to the patio and pool area

### Outside Grounds

- Salt-water swimming pool
- Sun loungers
- Large patio & garden area
- Outside sitting & dining area
- Barbecue area
- Covered terrace
- Vegetable garden
- Private parking

### Facilities

- Wi-Fi
- Alexa
- TV
- Hairdryers



# Location & Local Information

Nestled in a vast panorama of olive groves and vineyards on a hillside overlooking miles of green fields which stretch to right to the coast, Cassa Marzamemi is ideally placed for those who enjoy the fresh air and calm of the countryside, yet don't want to be too far from the action. An array of nice bars and restaurants can be found in the beautiful city of Noto, 7km away, while a fabulous beach awaits in Vendicari, 8km eastwards.

Thanks to a 1693 earthquake that flattened large parts of this Eastern section, and the ensuing creative rebuild, Sicily is famous for the architecture which spawned from this disaster, producing something that looks more like a film set than a functioning town!

Nearby Syracuse, Ragusa and Catania exhibit this beautiful Sicilian Baroque style, and the baroque towns of the Noto Valley, including Ispica and Noto, and the picturesque beaches of Fontane Bianche and Spiaggia della Marchesa, are just a short drive away. Further exciting day trips include visiting the fishing village of Marzamemi and visiting the Vendicari nature reserve, known for its flamingos.

Sicily is a diverse and beautiful island on the southern tip of Italy famous for its exquisite wine and gastronomy (mainly Mediterranean cuisine with strong hints of Arabic and Spanish influence), interesting architecture, and its picturesque rugged coastline. The island's capital, Palermo, has a thriving nightlife and excellent opportunities for sightseeing.

## Local Amenities

Nearest Airport	Comiso Airport (86km)
Nearest Airport 2	Catania Fontanarossa Airport (90km)
Nearest Town/City	Noto (7km)



Nearest Restaurant	Restaurants & Shops (5km)
Nearest Beach	Lido Di Noto (11km)

## What we love

- Relax, unwind and revitalise by the pool, enjoying the fresh breeze that rolls off the surrounding hills and the breath-taking views of hills, farms and forests as far as the eye can see
- The sunset views from the balcony will start your evenings in style! Live like a local and enjoy them with a glass of the local wine
- You'll find endless fantastic activities on your doorstep, with the Vendicari Nature Reserve just a 20-minute drive away!
- Casa Marzamemi offers luxurious living, inside and out, with rustic overtones channelling the local character and charm

## What you should know...

- The stunning pool is not fenced, take care if travelling with young 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
- It is possible to add an extra bed in the single bedroom for an additional guest, on request.



# Terms & Conditions

- **Security deposit:** €750 charged to client's credit card by the owner as a pre-authorisation upon arrival or paid in cash to the owner and refunded two weeks after departure, subject to full inspection. For 2025 bookings, an additional deposit of €100 in cash is required at check-in for urban waste disposal, which is fully refundable if waste is properly disposed of at the end of your stay. If recycled waste is not disposed of, a charge of €50 will apply. However, if all rubbish is left mixed and not properly sorted and disposed of, the full €100 deposit will be retained.
- **Arrival time:** 4.00 p.m. to 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?:** Up to 47,15 kwh per day is included. Any extra is payable locally, based on consumption.
- **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. It is possible to add an extra bed in the single bedroom for an additional guest, on request. Please note that in case of non-disposal of urban waste, the extra payment of €50 per week will be required, payable locally in cash. Please note that high chair and cot/crib are availability on request upon availability at extra cost to be paid locally. Please enquire for further info.
- **Changeover day:** Saturday. All other changeover days on request.
- **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:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost on consumption payable locally in cash.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Property Licence Number:** CIN: IT089002C2X7UZ72SH CIR: 19089002B433266