

# Villa Di Marza

**Region:** Sicily   **Sleeps:** 8

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## Overview

Villa Di Marza occupies a prime, seafront position within a coastal hamlet close to the town of Ispica. Just moments away are a beach and the beautiful sea, with the villa offering stunning views of both from its dining terrace. In the height of the summer, hire sun loungers and umbrellas to enjoy leisurely afternoons on the sand, before sampling the delicious food served at the beach-front restaurant.

The villa is surrounded by a small garden and patio that's directly accessed via the indoor living and dining spaces. The interior is light and airy, with a palette of blue and stone hues that reflect the villa's proximity to the coast and sea.

Unwind in the bright living room by reading or watching television on a comfortable sofa. Also simply take in the calming sights of the sea as you sit by the large window that offers clear views over the water. Providing restful spaces to peacefully drift off to sleep at the end of long days are four beautiful bedrooms; two of which have their own ensuite shower room.

Enjoy the scent of the sea breeze wherever you choose to relax in the garden. Al fresco meals at the covered, large dining table as the sun starts to set are particularly atmospheric. There's also a small table and chairs ideally positioned for unspoilt views over the sea and pre-dinner drinks. Chill out on a sun lounger to soak up the tranquil feel and the picturesque scenery that surround you.

Being so close to the beach and sea means all sorts of activities are just moments away. Swim in the clear, calm waters and enjoy total relaxation on the golden sand, one of the loveliest beaches in south-eastern Sicily. The coastline here is stunning, so make the most of it by taking long walks and hikes throughout the area.



Other popular coastal spots just a short drive away include Pozzallo and Santa Maria del Focallo. History and culture can be enjoyed in towns and cities such as Ispica, Noto, Ragusa and Syracuse - which are all within an hour's drive away.

**Facilities**

TV • Walking/Hiking Paths • Watersports • Historical Sites • Cycling • Boat Trips • Hairdryer • Seaview • Coffee Machine • Walk to Beach • Villa • Wine Tasting • Washing Machine • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Rural Location • Cots (Cribs) • Beach Nearby • Transfers Available • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Dishwasher • Safety Deposit Box • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (150 m²)

### Ground Floor (split-level)

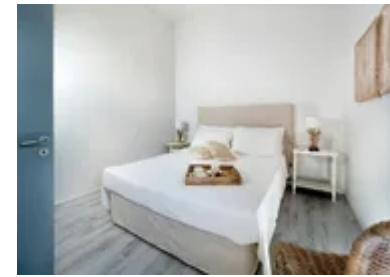
- Living room with sofas, TV, small table with four chairs and doors onto outside
- Open plan kitchen dining area with oven, hob, fridge, deep freezer, dishwasher, espresso machine, kettle, mixer, toaster, table for six guests and patio doors
- 2 x bedrooms with double beds and ensuite bathroom with shower
- Bedroom with double bed
- Bedroom with twin bed
- Bathroom with shower

### Outside Grounds

- Small pebble/gravel garden with trees, plants (400m2)
- Gazebo with table for eight guests
- Table and four chairs
- Benches/seating and parasols
- Outdoor shower
- Barbecue
- Parking

### Facilities

- Wi-Fi
- Air conditioning (4 units)
- TV (Italian channels)
- Washing machine
- Iron
- Hairdryer
- Safe



# Location & Local Information

The sea and beach couldn't be much closer to you when you stay at Villa Di Marza. Less than a five-minute walk brings you to beautiful golden sand and crystal clear waters. Make a picnic and take it with you to enjoy a leisurely afternoon on the beach.

From approximately mid-June to mid-September, there is a beachside kiosk and restaurant open serving delicious food and you can hire sun loungers and umbrellas for totally chilling out and relaxing. At any time of year, when you're feeling active, take long walks along the scenic coastline and marvel at the lush countryside further inland.

The nearest amenities can be found in the town of Ispica. There are a number of restaurants serving traditional Italian food, with pizza and seafood being particular specialities. A good choice of bars, shops and supermarkets is also on offer.

If you want to explore beaches further down the coast, there's the gorgeous sandy stretch, cliffs and lush hills at Santa Maria del Focallo. The small town of Pollazzo has another lovely beach to spend a few sunny hours on.

There's plenty of wild nature to discover in this scenic part of Sicily. Visit Pantano Longarini nature reserve for some great bird watching opportunities. You're likely to see migrating birds such as flamingos and herons in and around the marshes here. Vendicari Nature Reserve is another must-visit natural beauty.

For historic sightseeing, head to the towns of Noto and Ragusa; both of which are well-known for their Baroque architecture. The city of Syracuse is full of ancient ruins to explore.

## Local Amenities

Nearest Airport	Catania (110km)
Nearest Beach	(Within walking distance)
Nearest Ferry Port	Catania (124km)
Nearest Restaurant	Beachside restaurant (July/August) (Within walking distance)
Nearest Supermarket	Ispica (13km)
Nearest Tennis	Ispica (13km)



Nearest Town/City	Ispica (13km)
Nearest Train Station	Railway Station - Ispica (13km)

## What we love

- The sea and a sandy beach are within a few steps of the villa
- The villa has a wonderfully light and spacious feel throughout
- Enjoy al fresco dining in your beautiful, private garden
- Stunning Sicilian towns and cities such as Noto, Ragusa, Modica and Syracuse are within an hours drive

## What you should know...

- The beachside restaurant within walking distance (which also hires out sun beds and umbrellas) is open approximately mid-June to mid-September.
- 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 that the use of any external caterers and/or contractors is not permitted.



# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 9.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Included up to 300kWh per week. Extra consumption fee of €0.50 per kWh (paid in cash locally).
- **Linen & towels included?:** Yes, including beach towels, changed weekly.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Flexible.
- **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.
- **Other 2:** 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.
- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Included up to 300kWh per week. Extra consumption fee of €0.50 per kWh (paid in cash locally).
- **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 internet access included.