

# Villa Rosetta

Region: Western Sicily Sleeps: 6

## Overview

A wonderfully spacious, modern villa overlooking the sea near Cefalu, Villa Rosetta suits those who appreciate a fully kitted out holiday home with room for everyone to relax in beautiful surroundings.

Furnished in a contemporary style, the smooth, sleek interiors are softened by green plants, wooden beamed ceilings and colourful fabrics, while the neutral tones of the walls and floors are easy on the eye.

Foodies will feel at home in the large, modern kitchen with dining area, while the terrace with shaded dining table provides a wonderful setting for summer meals. Comfortable, good quality seating with cushions on this terrace is the place to lie back and have a siesta after a long meal or sightseeing.

Sleeping up to six people, the bedrooms and bathrooms are well designed and furnished. Each bedroom leads out to a grassy lawn and onto the pool area. Framed by olive trees, with views across the countryside to the sea below, the pool is a pretty setting for a refreshing dip before a relaxing meal on the terrace or trip to nearby Cefalù and surrounding beaches, just a short drive away.

Even nearer by car is a delightful seaside village with charming *trattorias*, simple shops and undulating sea and mountain views. Or head inland to the incredible Madonie National Park with its sweeping landscapes of olive groves, farmland and rugged mountains. This really is an enchanting part of northern Sicily.

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Ideal for Parties • Satellite TV • DVD • Cot(s) • High Chair(s) • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic



# Interior & Grounds

## Villa Interior

### Ground Floor

- Open-plan kitchen with dining area and doors out to a large terrace
- Cloakroom

### Lower Ground Floor

- Sitting room with access to terrace
- Double bedroom with walk-in wardrobe, en-suite bathroom shower and separate Jacuzzi bath (extra bed available on request)
- Double bedroom (bed can be made twinned)
- Bathroom with shower
- Twin bedroom with en-suite bathroom with shower (extra bed available on request)

## Outside Grounds

- Private pool (8 m x 4 m, depth 1.20 m), open approximately from the beginning of April to end-October
- Covered dining area
- Garden
- Barbecue
- Vegetable garden
- Swing
- Slide

## Facilities

- Satellite TV
- DVD
- Alexa
- Wi-Fi
- Air-conditioning in all rooms
- Dishwasher
- Washing machine
- Iron and ironing board
- Hairdryer
- Safe
- Mosquito nets
- Books
- Coffee machine
- Kettle



- Freezer

## Location & Local Information

Set inland just 3km from the coast, it's a short drive to a charming seaside village with a couple of trattorias, simple shops and amazing views of both sea and mountain. There is a lovely beach here which is a wild mixture of pebbles and sand with idyllic clear waters.

The pretty town of Cefalù (8km) is further along the coastal road and a wonderful place to spend some time. Wander down the main street, Corso Ruggero, exploring the sights, including the impressive cathedral on the beautiful Piazza del Duomo. Enjoy one of the many restaurants along the sea-front or head to one of the lidos on the town's beach featuring beach bars and sunloungers. There are also play areas dotted around for young guests.

The Madonie National Park, just further inland to Villa Rosetta, features some of Sicily's tallest mountains alongside rugged landscapes of olive groves and farmland. This is perfect walking terrain and a wonderful way to discover wildlife, ancient churches and little villages.

Drive around an hour west (or take the train from Cefalù) to visit the marvellous city of Palermo with its wonderful atmosphere and fascinating history. One of the highlights has to be the amazing food to be found in the amazing street markets; the ones in Ballarò and Vucciria are especially great. The architecture of this city is amazing, as are the shops, restaurants and cafes of this bustling city.

Another wonderful trip is to drive inland to the centre of the island and the hilltop town of Enna. Explore the beautiful winding lanes, taking in the breathtaking views as you explore this town steeped in history.



## Local Amenities

Nearest Airport	<b>Palermo (106 km)</b>
Nearest Airport 2	<b>Catania (184 km)</b>
Nearest Village	<b>(2 km)</b>
Nearest Town/City	<b>Cefalu' (8 km)</b>
Nearest Restaurant	<b>(2 km)</b>



Nearest Bar/Pub	<b>(2 km)</b>
Nearest Beach	<b>(3.4 km)</b>
Nearest Supermarket	<b>(2 km)</b>
Nearest Shop	<b>(2 km)</b>

## What we love

- The property is surrounded by astonishing landscape with views over the sea to the Aeolian islands
- Take advantage of the sun terrace (perfect for morning lounging!)
- Sample the delicious local fresh seafood - it won't disappoint!
- The garden has fruit-bearing trees: figs, almonds, nespoli and prickly paw paw.
- The master bedroom has a rain shower and a Jacuzzi bath that overlooks the swimming pool and sea! (one way glass so you cannot peek in from the outside).

## What you should know...

- Air-conditioning is in the sitting room only
- Some of the external staircases are open-sided
- 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 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.
- Arrival time: 4 p.m. - 8.00 p.m. Late arrivals are subject to a fee (€15 per hour).
- Departure time: 10 a.m.
- Energy costs included?: Included up to 250kwh per week then extra cost based on consumption, payable locally.
- Heating costs included?: Extra charge depending on consumption, payable locally.
- Linen & towels included?: Yes.
- End of stay cleaning included?: 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Other Ts and Cs: Parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- 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 connection included.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately from the beginning of April to end-October. 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.
- 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.
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