

Casa Tacciano

Region: Eastern Sicily **Sleeps: 6 - 10**

Overview

Distinctive, sophisticated single-storey villa in the heart of Sicily offers a beautiful rural retreat in the heart of the tranquil countryside.

While Casa Tacciano retains many its original features as a traditional farmhouse, full air-conditioning, underfloor heating and divine contemporary design blend perfectly with the rustic undertones to create a deluxe, historical villa with all the upgrades, we love in modern life.

The rustic exterior stone walls complement the glass-paneled, modern sections and both sit beautifully within the rolling hills of the leafy countryside. By night, perfect spotlighting creates a charming, soft effect on the walls and around the pool.

Entry to the villa is via a quaint stone path to the main terrace. Entering into the long hallway immediately sets the tone for the fabulous villa that lies ahead. The long wooden table, dresser and bench stand out beautifully against the smooth blue walls, adorned with interesting artwork and cultural items, all brought together with the fabulous Anatolian rugs. From here you can access all the common areas of the house.

The main living area has a large L-shaped sofa and two leather armchairs, perched upon more patterned rugs. The sofas enjoy a privileged view of the garden, via the beautiful terrace. A second living area is to the far end of the open-plan space, and as well as a lovely set of sofas, has a satellite TV and iPod dock in the living room for you to get the party started!

The large dining area sits to the other side of the main living area, with a long table for all the party to gather at, and beautiful, traditional furniture. The patterned tile floor, wooden dresser and old beams over-head enhance the sense of character. A stone archway leads into the kitchen, a spacious, marble masterpiece with a double oven, double sink and huge island, perfect for preparing your favourite dishes.



There are three bedrooms in the main building and two more in the annexe, perfect for those wanting a little more space and privacy. All five are on the ground floor, perfect for those with limited mobility. Each bedroom has high-quality en-suite facilities and all of which are slightly different, with an interesting design, layout and attention to detail. The bedrooms are all beautifully crafted, with colourful, patterned walls to add a splash of colour and only the finest furniture and décor.

You will find great comfort throughout this lovely villa. Take a seat in one of the fabulous loungers by the stunning infinity pool and enjoy the views of the nearby countryside and rolling hills in the distance! A white-tiled terrace flanks the pool, with a beautiful lawn enveloping it is luscious grass and colourful flowers. Overlooking the pool and terrace area is the veranda. With a set of sofa and chairs, this is the perfect place to enjoy a glass of wine or a good book in the midday heat, protected by a little shade. There is also a dining table on the veranda, a little further along the terrace, also nicely shaded for your enjoyment.

Facilities

Modern • Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Ground Floor Bed & Bath • Cot(s) • High Chair(s) • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Tourist License Number: 19088006C215284

The Villa

Casa Tacciano is a luxury 5 bedrooms and 5 bathrooms villa, set amid luxuriant countryside near Modica, right at the heart of the south-east of Sicily. Framed by olive, carob trees and white stone walls, the villa offers a beautiful infinity pool, large, well-equipped terraces



Main house

- Living room: flat screen satellite TV, fireplace, stereo system, iPod dock station and air-conditioning; large patio doors leading to a terrace with outdoor dining facilities
- Dining room: dining table for eight, flat screen satellite TV and air-conditioning; patio doors leading to a bright terrace
- Kitchen: dishwasher, American style fridge/freezer, toaster, gas hob, double electric ovens, highchair, microwave, Espresso coffee machine
- Utility room with additional fridge, washing machine, dryer, iron, safe
- Bathroom: WC, washbasin
- Bedroom with double bed and single bed, satellite TV and air-conditioning; walk in wardrobe with en-suite facilities including shower, WC, washbasin and bidet; garden access
- Bedroom with double bedroom, satellite TV and air-conditioning; en-suite facilities including shower, WC, washbasin and bidet; large patio doors leading to the garden
- Master bedroom with double bedroom, flat screen satellite TV and air-conditioning; dressing area and en-suite facilities including bath, shower, WC, twin washbasin and bidet; large patio doors leading to the fabulous terrace

Annexe (with private entrance)

- Bedroom with double bed, satellite TV and air-conditioning; en-suite facilities including shower, WC and twin washbasin`
- Bedroom with french bed (accessed from the double bedroom)

Outside Grounds

- Large terrace with covered dining area
- External kitchen with Fridge, Sink and Hob
- Private infinity pool (16m x 6m, depth 0,90 to 1,50 m), open approximately from beginning of March to end-November
- Sun loungers, deckchairs and garden chairs
- External shower
- Array of palm and carob trees



- Barbecue
- Private parking

Location & Local Information

Within walking distance or a short drive away are the local shops and restaurants, and only 12km away is the UNESCO World Heritage site of Modica, you are a stone's throw from everything you could need (or want!) throughout your stay: entertainment, top-quality food and all sorts of outdoor pursuits.

Set amid the thriving, tranquil countryside surrounding Modica, Casa Tacciano is a historical villa at the heart of the Sicily. Enveloped in vineyards and rolling hills, this particular part of Sicily is ideal for anyone looking for a rural retreat with great proximity to local amenities and activities, with so many towns and interesting sites nearby.

Sicily is famous for not only for its exquisite wine and gastronomy, but also for its interesting architecture, thanks to a 1693 earthquake that flattened large parts of it and led to a creative rebuild, producing something that looks more like a film set than a functioning town. The baroque towns of the Noto Valley, including Ispica, Ragua and Noto, and the picturesque beaches of Fontane Bianche and Spiaggia della Marchesa are just a short drive away.

Local Amenities

Nearest Airport	Comiso Airport (52 km)
Nearest Airport	Catania Airport (100 km)
Nearest City	Modica (12 km)
Nearest Golf	Donnafugata (48 km)
Nearest Restaurant	(1km)
Nearest Supermarket	(1km)
Nearest Train Station	Modica (12km)
Nearest Bar/Pub	(2km)



What we love

- Single-storey villa enables easy access to bedrooms as well as all the common areas of the house
- Incredibly sociable, open plan design with deluxe décor creates the perfect environment for a get together with friends and family alike!
- The divine infinity pool is simply the jewel in the crown of a fabulous garden, and it's all the more beautiful by night thanks to a tasteful array of outdoor lighting

What you should know...

- The twin bedroom of the villa annexe can only be accessed via the double bedroom, offering a little less privacy.
- The wondrous infinity pool is only available from March to end-November.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand.
- Due to the secluded, tranquil location of this villa, it is recommended to hire a car.
- 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: €1000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 9.00 p.m. Late arrivals from 9.00 p.m. - 12.00 a.m. are subject to a €50 fee, payable locally.
- Departure time: 8.00 a.m. to 10.00 a.m. Early departures before 8.00 a.m. are subject to a €50 fee, payable locally.
- Energy costs included?: Included up to 300 Kwh per week then excess charged at €0.50 per Kwh, payable locally.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- End of stay cleaning included?: Yes and a weekly tidy-up of kitchen/bathrooms/bedrooms (3hrs on Saturday). 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.
- 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.
- Heating costs included?: Yes.
- Internet access?: Wi-Fi connection included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday in August. Flexible during all other periods.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately beginning of March 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- 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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