

# Villa Nouvel

Region: Eastern Sicily **Sleeps: 6**

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## Overview

Nestled among carob and olive trees, this remarkable property offers you a quiet Sicilian retreat, with the benefit of nearby amenities. Enjoy the views of the sea, while nursing a glass of the local Nero d'Avola, and adjust to the slow pace of Italian country life.

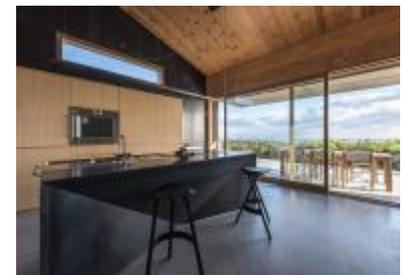
The property can accommodate up to six guests and boasts open plan living areas, as well as a swimming pool and terrace. Tastefully decorated throughout with customised finishes by local artisans, Villa Nouvel has been built to give guests breathtaking views of the sea and the nearby artificial lake at every opportunity. Its designer kitchen has been furnished with high-end appliances, making sure that your stay here will be as comfortable as possible. One end of the kitchen comprises full-size glass doors, with views of the terrace and dining area and the sea beyond.

The recently built property has been designed to be environmentally friendly and manages to merge natural materials – such as wood and cork – with the manmade – cement and iron. The result is a very special structure which encompasses minimalism and style.

Outside, the private swimming pool is fed natural water by the nearby artificial lake. The terraced grounds have dining spaces where you can enjoy al fresco eating while taking in the stunning views of the sea.

When you are after some supplies, the nearest village is just a couple of kilometres away. Here you will find a charming fishing village, with bars, restaurants and shops. There's also a 2km-long sandy beach for you to enjoy, where you can paddle, snorkel, hire a pedal boat and play beach volleyball. Beyond the beach is a pine forest, offering picnic tables and cooling shade for you relax in.

A little further inland, you will find Scicli (11km), a UNESCO-listed town in a scenic location. It is an ancient town and here you will be able to explore a baroque palace, a cave settlement only abandoned in the 1950s, and stroll along Via Mormina Penna, a good example of a late baroque street.



## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Heating • Cot(s) • High Chair(s) • Watersports • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room
- Well-equipped kitchen including dishwasher and coffee machine, breakfast bar, dining table and doors leading onto a terrace with al-fresco dining
- Double bedroom with private bathroom and direct access to the lawn
- Guest WC

### First Floor

- Double bedroom with en suite bathroom and panoramic balcony

### Lower Ground Floor (accessed internally or via a separate external entrance)

- Double bedroom with private bathroom and private outdoor area with seating

## Outside Grounds

- Bio-pool (3m x 20m), open approximately April to end-October
- Solarium with sun loungers and parasols
- Outdoor shower
- Garden
- Covered terrace with table and chairs
- Barbecue
- Parking space

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- TV
- Hairdryer
- Mosquito nets
- Washing machine
- Iron and ironing board



## Location & Local Information

Villa Nouvel is neatly nestled in the Sicilian countryside, with views of carob and olive trees in the near distance. The sea is clearly visible from many aspects of the property, thus giving you the peace and tranquillity that you might desire.

Just over 2km away is the nearest village, which as well as offering shops, bars and restaurants, also has 2km of beach for you to enjoy. Here you can enjoy activities such as snorkelling and beach volleyball, plus hire a pedal boat if you want to explore the area by water. Just behind the beach is a pine forest, which offers shady spots for picnics.

The city of Modica is 18km drive away, and here you can explore the maze of streets, lined with baroque buildings typical of the region. A UNESCO-listed city, it is known for its food, and in particular its chocolate! There's even a museum dedicated to the sweet treat. The city also has a number of impressive churches, including two baroque cathedrals. There are plenty of restaurants to choose from in the city, suiting all budgets. A short trip away from Modica is the Cava d'Ispica, an archaeological park where you can find ancient cave dwellings and burial sites carved into the mountain.

One hour's drive away is Syracuse, a thriving town which is an exciting place to visit. The markets are bustling with activity, where traders sell spiky sea urchins and enormous aubergines. There are magnificent cathedrals and archaeological ruins to investigate too.

San Nicolo Cathedral is a stunning baroque-style building which dominates the UNESCO World Heritage Site of Noto. Here you will find plenty of other architectural splendours, so much so that it is sometimes known as the capital of baroque.

If you want to get out into nature, a trip to the Vendicari Reserve is recommended. As well as breathtaking views of the clear sea, there are long sandy beaches, observation huts to view the flamingos and herons, plus archaeological spots where you can see cave paintings and engravings.

## Local Amenities

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



Nearest Village	<b>(2.5km)</b>
Nearest Restaurant	<b>(2.5km)</b>
Nearest Bar/Pub	<b>(2.5km)</b>
Nearest Supermarket	<b>(2.5km)</b>
Nearest Beach	<b>(2.5km)</b>

## What we love

- The villa manages to capture the essence of the surrounding countryside in its architecture, seamlessly blending natural and manmade materials to create a charming contemporary property
- Swim in the 'bio-pool', where no chemicals are required, thus leaving you feeling fresh and clean after a dip
- You will have the benefit of a quiet and private retreat, yet within a short distance of the amenities of the local town and beach

## 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
- The property and garden are spread out over three levels, with connecting steps and paths – great for exploring
- A single bed can be added to the bedroom on the first floor for young children who prefer to be close to their parents - please enquire

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 p.m. Late arrivals must be arranged with the owner in advance and will be subject to a fee of €50.
- Departure time: 10.00 p.m.
- Changeover day: Flexible.
- Minimum stay: 7 nights minimum stay in July & August, 5 nights in April, May, June, September, October and Xmas/NY. 3 nights minimum stay during all other periods.
- End of stay cleaning included?: Extra €250, payable locally in cash. 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.
- Linen & towels included?: Yes, changed once for stays of more than 10 nights.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Pool opening dates?: The pool is open approximately 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: Weddings, stag/hen parties and any special events are 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.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: A cot and highchair are available on request.
- Other Ts and Cs: A single bed can be added to the bedroom on the first floor - please enquire.