

# Villa Reale

Region: Eastern Sicily **Sleeps: 12**

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## Overview

When it comes to idyllic settings, Villa Reale's is hard to beat. Bordering the natural wonder that is the Vendicari Nature Reserve in south-east Sicily, the villa is set within extensive and truly enchanting grounds. Two rooftop terraces open up glorious views over the vibrant green landscapes out to the coast, where wild beaches and swimming in the sea awaits. And the atmospheric marshland is home to an abundance of wildlife.

There are six double bedrooms in total at Villa Reale. Five are found in the impressive, two-floor main building, with the separate one-bedroom, self-contained annexe perfect for a second group.

Every interior space here is full of character, from quirky design elements to the colour schemes and furniture. Luxurious comfort and the blend of inside and out are themes that run throughout. Each bedroom has an en-suite and either terrace or garden access.

The living rooms are welcoming, sociable spaces and there's a choice of several in the main villa. On quieter afternoons, curl up with a book and enjoy some relaxed me-time. Then as evening falls, it's time for everyone to assemble in the stylish dining room for a delicious meal.

Complementing the vine-draped villa are rambling grounds that feel almost tropical in their lush beauty. Especially magical is the sunken garden that the rooms on the lower floor of the main building open out into. An arcaded patio invites you to take a seat and appreciate your tranquil surroundings by morning, noon or night.

Cool off on hot days in the beautiful pool before deciding which area will play host to al-fresco dinners and drinks. The larger rooftop terrace is probably top choice, with its large bench-style table and outdoor kitchen.

With Vendicari Nature Reserve on the doorstep, a magical world of diverse landscapes is just a few minutes' walk away. The reserve is bursting with life, with marshlands offering chances to spot birds such as flamingos, egrets and pelicans. The land is dotted with historic remains of buildings that make it feel as if these landscapes have barely changed in centuries.

Walk through the reserve and arrive at beaches such as Spiaggia di Cittadella



in around an hour. By car, you can reach the coast in just 10 minutes, with the gorgeous Baroque city of Noto around a 20-minute drive away.

## Facilities

Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • BBQ • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • DVD • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## Main Villa Interiors

### Ground Floor

- Living room with sofas, TV and doors to terrace
- Dining room with table for eight people and doors to terrace
- Open-plan kitchen with oven, stove, fridge and doors to terrace
- 2 x bedrooms with double beds, en-suite bathrooms and doors to terrace

### Lower Floor

- Reception room with sofas, armchairs, TV, doors to arcaded patio/lower level garden
- 3 x bedrooms with double beds, en-suite bathrooms and doors to arcaded patio/lower level garden
- Workspace with two single fold-away beds (available on request only)

## Separate Annexe Interiors

- Living area with sofas, extra double bed (available on request only) and TV
- Open-plan kitchen/dining space with table for six people, oven, stove and doors to pool terrace
- Bedroom with double bed and en-suite bathroom

## Outside Grounds

- Swimming pool (17m). Open approximately May to end-October
- Terrace with tables and chairs, sun loungers, umbrellas
- Main gardens with trees, plants, flowers
- Lower level garden with arcaded patio, table and chairs, trees, plants, flowers
- Main villa covered rooftop terrace with outdoor kitchen, dining table for eight people, seating area
- Annexe rooftop terrace with built-in seating area
- Covered terrace with sofa, deckchairs
- BBQ
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- TVs
- DVD player
- Iron



## Location & Local Information

Bordering Vendicari Nature Reserve with its calm and rugged beauty, Villa Reale is an escape to quiet seclusion. You can be exploring the reserve's varied landscapes in minutes, and there's over 1,500 hectares of marshland and coast to cover. It's a birdwatcher's dream in particular, as flamingos, pelicans and egrets are just some of the birds you're likely to spot. Also dotted across the land are interesting archaeological remains and remains of traditional old buildings.

There's over 13km of rocky coastline included in the reserve, so you have a choice of beaches on which to stop and appreciate your surroundings. Uncrowded and wild, you can swim and snorkel in total peace. Spiaggia di Cittadella is one of the closest beaches to the villa, with it being either a 10-minute drive or just under an hour's walk.

A short drive away is pretty Pachino. Enjoy sightseeing your way around the town, with the central piazza being where you can find many lovely 18th-century buildings. And history goes even further back in Pachino, as it features several fascinating ancient sites including a Roman village and Greek temple.

One of the most impressive historic destinations in this part of south-east Sicily is the city of Noto. You can reach it in around 20 minutes by car. Noto is UNESCO-protected, in part due to the wealth of baroque buildings in the city. One must-visit is 18th-century Noto Cathedral, with plenty of palaces and churches to see too. Corso Vittorio Emanuele is the city's main shopping street and is lined with cafes, restaurants and gelaterias, as well as the chic shops.

## Local Amenities

Nearest Airport	<b>Catania (98km)</b>
Nearest Train Station	<b>Noto (14km)</b>
Nearest Town	<b>Pachino (9km)</b>
Nearest Restaurant	<b>(6km)</b>
Nearest Shop	<b>(6km)</b>



Nearest Bar/Pub	<b>Pachino (9km)</b>
Nearest Beach	<b>Spiaggia di Cittadella (5km)</b>
Nearest City	<b>Noto (16km)</b>

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## What we love

- The villa is right on the edge of Vendicari Nature Reserve and close to beautiful beaches
- The separate annexe is ideal for a second group wanting extra privacy
- Enjoy drinks and wonderful views over the reserve from two rooftop terraces
- Cool off in the huge swimming pool after a stroll around the landscaped gardens
- Around 20 minutes away by car is the baroque town of Noto

## What you should know...

- 4 extra guests can be accommodated on request, please enquire for more details
- A car is necessary to explore your surroundings due to the villa's rural location
- 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: €1000 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: 4.00 p.m. - 8.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: Yes and mid-week cleaning included. 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.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately May 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.
- Changeover day: Saturday.
- Minimum stay: 7 nights. All other durations on request only.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €20 per pet per day will apply (payable locally).
- Smoking Allowed?: Outside only.
- Internet access?: Wi-Fi internet access included.
- 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: 4 extra guests can be accommodated on request, please enquire for more details.
- 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.
- 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.