

# Tenuta Mediterranea

Region: Western Sicily Sleeps: 8 - 14

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## Overview

Immerse yourself in beautiful Sicilian landscapes at Tenuta Mediterranea, an authentic and picturesque holiday home set on a hillside surrounded by olive trees with far-reaching views of the mountain and sea, not far from the much-loved seaside town of Cefalù.

Tenuta Mediterranea, which enjoys an idyllic hillside setting with its own entrance and grounds, is part of an organic farm where horses, donkeys, cows and pigs roam free. How wonderful to be able to help yourself to fresh eggs from the estate's chickens as well as seasonal fruit and vegetables from the farm's organic garden.

Inside the villa, appreciate the *tenuta's* historic charm with many original features across the main villa and its two annexes alongside modern comforts such as air-conditioning and satellite TV. Find eight welcoming bedrooms, some with en suite bathrooms, as well as living and dining spaces and the most delightful Sicilian kitchen with picture-perfect views through its arched window.

Gather to dine al-fresco beneath the shaded terrace or in the courtyard, make the most of the outdoor kitchen and barbecue or come together to relax by the poolside with its sun beds, stone walls and olive trees, surrounded by such glorious island scenery.

This villa is made for relaxation yet there is so much to explore close by. Not just the two local villages, so traditional in style and both perfect places to pick up morning pastries or stop off for a coffee in an atmospheric piazza. You also have some fantastic stretches of coastline within easy reach from the summer lidos near Campofelice di Roccella to the windsurfing spots of Capo Plaja and the picturesque coves of Mazzaformo.

Cefalù is of course another great drawer of this region with its exquisite medieval lanes, impressive Norman cathedral and superb sandy bay and promenade, ideal for an evening stroll followed by a lively meal in one of the many beachside restaurants. Take a boat tour of the nearby coastline or climb to the top of imposing La Rocca for sensational views as far as the Aeolian Islands.

The landscapes of La Madonie Natural Park are also waiting to be admired, a



paradise for nature lovers, hikers, mountain bikers and horse-riding enthusiasts. You may simply prefer to drive to one of the park's many gorgeous villages and soak up the Sicilian charm as you enjoy a lunch out with the most incredible scenery around you.

## Facilities

Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Cot(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Main Villa Interiors

### Ground Floor

- Lounge and dining area
  - Kitchen, well-equipped including dishwasher and fridge with ice-maker.
- Door leads to al-fresco terrace
- Bedroom with double bed (160cm) and en suite bathroom
  - Bedroom (reached via covered walkway from kitchen terrace) with double bed (160cm) and en suite bathroom
  - Bedroom with double bed (180cm), en suite bathroom and door leading to terrace

### First Floor (via stairs from the back terrace)

- Bedroom with double bed (160cm) and en suite bathroom

## Annexe I Interiors (split into two apartments, each one with own entrance)

### Ground Floor Apartment

- Lounge with sofa-bed (140cm) and kitchenette
- Bedroom with double bed (180cm)
- Bathroom

### First Floor Apartment (via external steps)

- Lounge
- Bedroom with double bed (180cm)
- Bathroom

## Annexe II Interiors

### Ground Floor

- Open-plan living area and kitchenette
- Bedroom with twin beds (90cm each)
- Bathroom

### Mezzanine Level

- Lounge
- Bedroom with double bed (160cm)

*Please note: a separate building on the estate has a professional kitchen and a large indoor/outdoor space which is available at an extra charge, on request,*



*for events.*

**Outside Grounds** (with steps/terraced levels)

- Swimming pool (12x6m, depth: 1.2-2.2m)
- Poolside terrace with sunbeds
- Al-fresco dining terraces
- Outdoor kitchen
- Barbecue
- Private entrance
- Part of large estate/organic farm (with pigs, chickens, cows, horses etc.)
- Access to farm's organic fruit and vegetables

**Facilities**

- Wi-Fi
- Air-conditioning
- Satellite TV
- Hairdryer

## Location & Local Information

Tenuta Mediterranea is set in northern Sicily, only 14km from the charming town of Cefalù and just over an hour from Palermo Airport.

Set on a hillside and with its own entrance, the villa is part of an organic farm where horses, donkeys, cows and pigs roam free amongst olive trees. Help yourself to fresh eggs from the chickens and fruit and vegetables depending on the time of year. Indeed, this region is well known for its production of olives, tomatoes, artichokes and citrus fruits which you will no doubt discover as you explore the surrounding countryside

The nearest village, dating back to the 17th century, is a short drive away with useful amenities such as a bakery, pharmacy, a small handful of café-bars and restaurants as well as a beautiful church in the main square. A large supermarket is just over a 10-minute drive away whilst further shops can be found in the historic village of Campofelice di Roccella, only 6km by car.

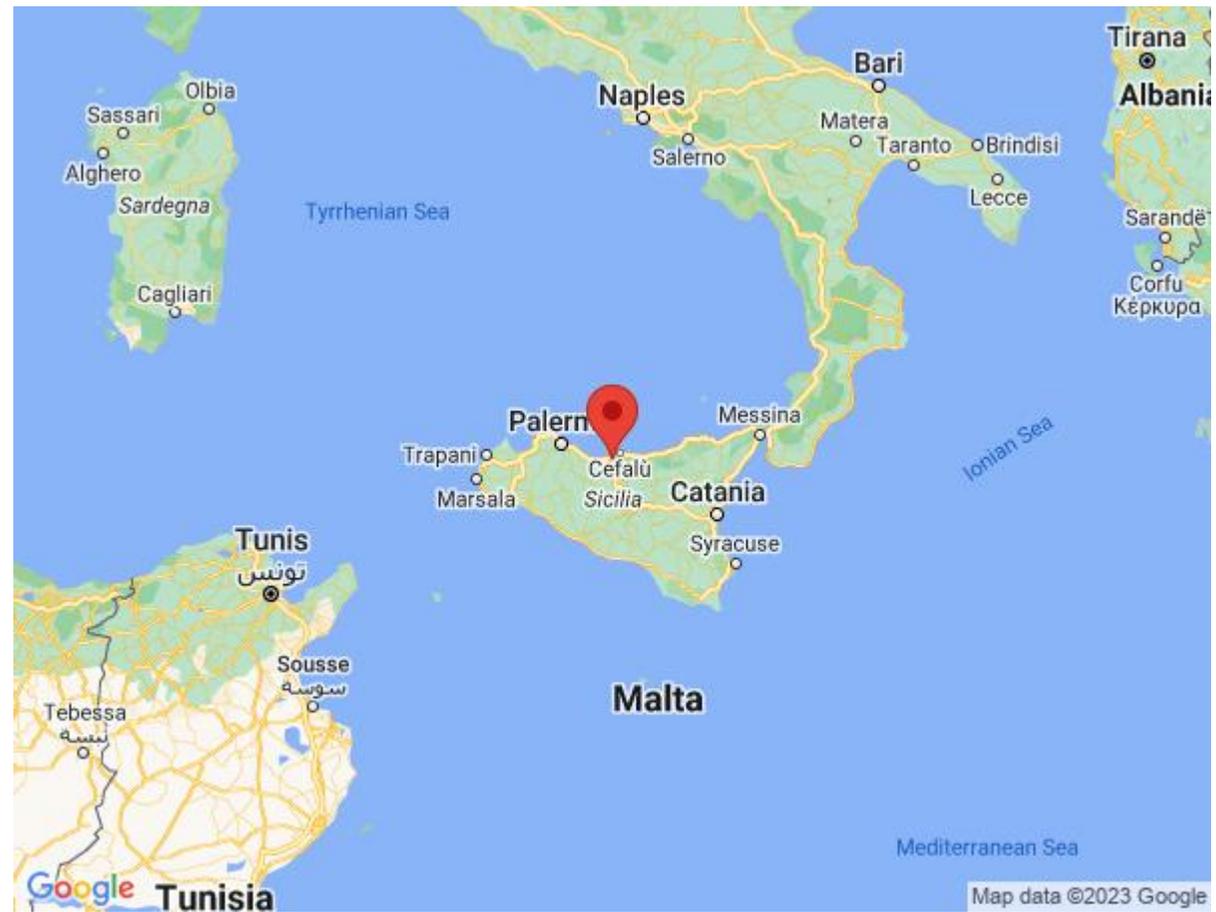
Along this part of the coast, near Campofelice di Roccella, you can enjoy long stretches of beaches, summer lidos and an attractive promenade leading on to wilder parts of the shore as you reach Capo Plaja, known for its sailing and windsurfing. A little further east, the coves of Mazzaferro are also incredible in a stunning natural setting.

Cefalù (14km) is one of the most loved seaside resorts of Sicily and with good reason – the historic town is home to charming medieval lanes, an impressive Norman cathedral and many excellent places to eat whilst its sandy bay is wonderful with summer lidos and boat trips from the harbour (including ferries to the Aeolian Islands). There is a steep trail leading to the top of La Rocca where you can gaze out to the most spectacular vistas of northern Sicily.

Keen historians should stop off at Cefalù's Museo Mandralisca whilst further west you can find the Tempio della Vittoria, dating back to 5th century BC, and the fascinating ruins of Himera accompanied by its museum, Antiquarium di Himera, all around a 20-minute drive away.

Head into the amazing landscapes of the Madonie Natural Park and come across exquisite villages set in the mountains surrounded by rich biodiversity. It's a paradise for outdoor adventurers with activities including hiking, horse-riding and mountain biking. Following the winding roads inland, villages to visit include Gratteri, Isnello and Castelbuono with its famous castle.

Palermo is yet another fine day out by car or train (it's around a 45-minute train ride from the local station with trains every couple of hours). Soak up the city's vibrant ambience at its street markets and admire Palermo's endless



historic buildings, many of which are now UNESCO World Heritage sites.

## Local Amenities

Nearest Airport	<b>Palermo (93km)</b>
Nearest Train Station	<b>(5km)</b>
Nearest Restaurant	<b>Local agriturismo (2km)</b>
Nearest Village	<b>Small traditional village (3.5km)</b>
Nearest Town	<b>Cefalù (14km)</b>
Nearest Beach	<b>(5.5km)</b>
Nearest City	<b>Palermo (67km)</b>

## What we love

- Such an idyllic setting amongst the olive trees with wonderful mountain scenery as well as views towards the sea
- Part of a vast estate and organic farm, help yourself to seasonal fruit, vegetables and fresh eggs
- Discover traditional villages and beautiful beaches within a short drive whilst the much-loved seaside town of Cefalù is only 14km away
- The glorious landscapes and exquisite villages of the Madonie Natural Park are waiting to be explored

## 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.
- There are eight bedrooms across a main villa and two annexes – please see the 'Features' tab for a detailed layout of the property.
- It is possible to book the property for 8 guests only (4 bedrooms) on low season - please enquire for more details.
- With a number of steps, terraced levels and a mezzanine level in one of the annexes, youngsters will need to be supervised in this characterful villa.

# Terms & Conditions

- Security deposit: €700 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 pm. - 8.00 p.m.
- Departure time: 10.00 a.m.
- 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.
- Linen & towels included?: Yes.
- Energy costs included?: Yes.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday.
- Smoking Allowed?: Outside only.
- 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 internet access included.
- Pets welcome?: On request only and with prior agreement with the owner.
- 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.
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