

# Villa Greco

Region: Eastern Sicily Sleeps: 6

## Overview

If you are looking for a modern, seafront home for your trip to South-East Sicily, then Villa Greco is the perfect choice. Sleeping six guests and boasting breath-taking sea views, this is a great place to stay for a holiday exploring the beaches and towns dotted along a beautiful stretch of Sicily's coastline.

The villa is located in a residential area which is backed by olive groves and faces the wild shoreline and there is a small rocky beach just a short stroll away.

A large, fenced garden envelops the home and as you step inside, you will find yourself in a contemporary villa which is bright and sleek and decorated in a monochrome colour palette. Set over one floor, it includes a spacious open-plan room with a fully-fitted kitchen, dining table, comfy sofa and a smart TV. This living and dining space is a sociable room where your group can gather for breakfast and to plan out the day ahead.

In addition to this expansive open-plan area, there are three bedrooms which all offer garden or sea views and air-conditioning and can sleep up to six guests across. One of the bedrooms has an en-suite bathroom and the other two rooms have access to a chic, shared bathroom.

Due to the wonderful climate, you will want to spend lots of your time relaxing in the outside in the garden with its terraces and covered areas. In the heat of the afternoon, you will welcome the shade of the covered seating and dining spaces or, if you wish to soak up as much sun as possible then take in the uninterrupted scenery by unwinding on the sun loungers perched over the sea below. You can even cook outside at the summer kitchen before enjoying an al-fresco meal. As night falls, why not take a dip in the hot tub and do some star gazing with a glass of local wine.

If you would prefer to dine out in the evenings, the nearest restaurant can be found around 1km away, although you will discover a wide range in the picture-perfect town of Noto which is 9km away from the villa. Noto is a delightful town packed with shops, cafes, bars and restaurants where you can tuck into delicious Sicilian dishes in family-run eateries surrounded by stunning Baroque architecture. On top of an array of amenities, Noto has lots of attractions you can explore including historic churches, a staggering limestone



cathedral and impressive palaces.

The nearest sandy beach to the villa is just over 1km away, meaning you could walk there if you wish. This lovely beach is called Lido di Noto and is popular with tourists and locals alike and there are a number of seasonal beach clubs here which serve drinks and snacks.

The South-East of Sicily has a wealth of fabulous beaches, so many in fact that you could visit a new one each day! If you prefer a more natural beach then why not visit the Vendicari Nature Reserve which is located 11km away from the villa. There are three beaches within the protected area and even more small coves which are ideal for swimming and snorkelling. It is a wonderful place to visit for the day as you can also follow coastal walking trails and look out for birds, including migrating flamingos, in the grasslands.

There are plenty of other character-filled towns and villages you can visit while staying at Villa Greco, such as the Modica, which sits inland and is known for its chocolate making and is 44km away from the house. Another option for a memorable day trip is the historic city of Syracuse, which is located 34km away and boasts the most impressive Greek and Roman ruins on the island as well as a beautiful old town.

## Facilities

Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • Laptop Friendly Workspace • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Smart TV • Satellite TV • Heating • Cot(s) • High Chair(s) • Seaview • Watersports • Walking/Hiking Paths • Tennis Nearby • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Paragliding • Boat Trips • Seafront

# Interior & Grounds

Property License Number: 19089013B419691

## Villa Interior (120m2)

### Ground Floor

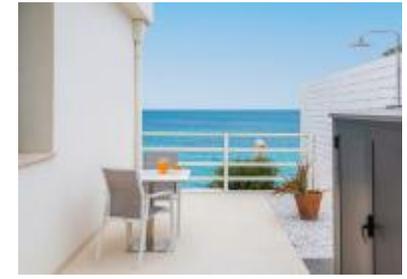
- Open-plan room with sofa, smart TV, dining table seating six guests, fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, mixer, toaster, kettle, Nespresso coffee machine and balcony
- Bedroom with double bed, desk space, TV and en-suite bathroom with shower and WC
- Bedroom with double bed
- Bedroom with French-sized double bed (140cm x 200cm)
- Bathroom with shower and WC

## Outside Grounds (800m2)

- Hot tub (1.80m x 1.80m, depth: 0.6m-0.8m) heated up to 28 degrees. Open approximately March to end- November
- Garden with lawn and flowers
- Large covered terrace with outdoor sofas and dining space
- Outdoor kitchen
- Terrace with sea views and sun loungers
- Outdoor shower
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Smart TVs
- Washing machine
- Iron and ironing board
- Hairdryers



## Location & Local Information

Villa Greco is located in the most wonderful seafront spot in the South-East of Sicily. Just minutes from the house you can visit a rocky beach where the wild waves crash on the shoreline, while there are sandy beaches with summer beach clubs around 1km away. Some of this island's most picturesque towns are also within easy driving distance, making this the perfect base for your Sicilian escape.

The closest town to the villa is Noto which is 9km away. It has been made a UNESCO World Heritage Site due to its treasure-trove of Baroque architecture and is a fantastic town to explore. Its stunning buildings were all constructed following a devastating earthquake in the seventeenth century which destroyed the area, but led to the creation of these impressive structures. While here you could pay a visit to Noto's impressive limestone cathedral and the nearby Palazzo Ducezio. This is a French-style palace with a hall of mirrors and pretty rooms that you can explore. These are just a few of the amazing buildings that you could visit as the town is also packed with historic churches, theatres and a wealth of elegant palatial homes which are open to guests.

As well as its cultural attractions, Noto also has all of the shops, restaurants and bars you could need during your trip and a bustling market is held here each Monday. If you happen to be visiting in May then you could take part in the festivities which make up the famous festival of flowers. This festival lasts for three days and during this period, Noto is flooded with floral displays which are put together by local artists.

The South-East of Sicily is a wonderful place to visit if you are a beach-lover and just 20m from the villa you will find a rocky beach - you can even hear the waves as you sit in the garden!

The closest sandy beach is Lido di Noto, which is just over 1km from the villa and is serviced by chic seasonal beach clubs which offer refreshing drinks and comfy sun loungers.



There are lots of bathing spots, pebbled beaches and swimming coves dotted along this coastline as well as the beautiful beaches of the Vendicari Nature Reserve which is 11km away from the villa. One of these beaches is Marianeddi Beach, which is a peaceful bay surrounded by sand dunes and trees and an idyllic spot for a day out. From here you can also head out on to the grasslands and walking routes of the reserve. Aside from Noto, there are lots of other wonderful villages and towns to discover. The postcard-worthy seaside village of Marzamemi is just 22km away and has a different, much older feel to it than Noto. The pretty village still centres around its old harbour where you can enjoy a relaxing sunset dinner, tucking into the freshly caught fish of the day.

## Local Amenities

Nearest Airport	<b>Catania (85km)</b>
Nearest Village	<b>Lido di Noto (1km)</b>
Nearest Shop	<b>Lido di Noto (1km)</b>
Nearest Restaurant	<b>Lido di Noto (1km)</b>
Nearest Beach	<b>rocky/sandy (20m/1km)</b>
Nearest Town	<b>Noto (9km)</b>
Nearest City	<b>Syracuse (34km)</b>

## What we love

- Villa Greco is located along a beautiful stretch of Sicilian coastline and you can enjoy panoramic sea views from its terrace
- In the garden you will find an inviting hot tub which is a lovely place for a soak under the stars
- You will find a deli, restaurant and other useful amenities just a few minutes away
- The Baroque town of Noto is just 9km away and is a fantastic place to visit, filled with interesting architecture, lots of shops and good restaurants
- When you wish to visit the beach, there is a rocky cove just metres from the house or you can stroll 1km up the coast to the sandy Lido di Noto

## What you should know...

- There are some amenities and beaches within walking distance, but we recommend bringing a car to see more of the island.
- Those with little ones should be wary if the children are playing on the sun terrace which is fenced but is set on a rocky outcrop over the sea.
- 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 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.
- Departure time: 8.00 a.m. - 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.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Beach towels included?: Yes.
- Changeover day: Saturday from mid-July to beginning-September. Flexible during all other periods.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Internet access?: Wi-Fi internet access included.
- 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).
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: The hot tub is open from approximately March to end-November. Please note that opening dates are subject to local weather conditions and maintenance requirements and that cooler months may not be suitable for use.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.
- 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.