

Villa Ipno

Region: Sicily Sleeps: 6

Overview

Villa Ipno is located just a stone's throw away from a quiet, stone beach and the crashing waves of the Ionian Sea, which you can access via a private pathway. While staying here, you could opt to spend lazy days at the nearby sandy beaches and nature reserves or you could spend your time discovering historic and cultural attractions in Noto and Syracuse.

Spread over two floors, Villa Ipno is a delightful home with plenty of space for a group of friends or a small family. This recently built villa has been designed with care to create a comfortable home from home for guests. White and sandy tones fill the home and allow the incredible sea views to take centre stage. The home is flooded with natural light from the expansive windows which look out on to the leafy green garden and the sea. High quality furnishings and crisp linens add an elegant feel to the villa, while features such as air-conditioning, Smart TVs and Wi-Fi ensure that you will have everything on hand for a relaxing stay.

The ground floor is where you will find the heart of the home; the open-plan living and dining room. As evening falls, this space is a sociable hub where you can all gather over meals and drinks, moving between the living area with sofas and a fireplace and the connected dining room. Foodies will find everything they need for cooking up delicious meals in the adjoining kitchen, unless you prefer to book a private chef and put your feet up.

When you are in need of a good night's sleep, there are three calming bedrooms on offer at the home. Downstairs there is a bedroom which can be set up as a twin room or with a king-sized double bed, this room opens out on to its own furnished terrace and has a contemporary en-suite bathroom. Upstairs there are two more bedrooms, each with their own balconies, king-sized double beds, Smart TVs and en-suite bathrooms.

Outside, the home is enveloped by 3500m² of landscaped, gated gardens, which are a tranquil oasis despite being close to the village. With fantastic summer weather, your group will love spending time out in the garden where you can fire up the barbecue and dine al-fresco, flick through a magazine on the outdoor armchairs or take a dip in the private, heated pool. If you prefer swimming in the refreshing sea, you can walk down the path from the home for exclusive access to a serene, stone beach.



If a sandy beach with a serviced beach club is more your style, you will find the nearest Lido at just a short walk away. There also a number of shops and restaurants within walking distance which is really handy. If you would prefer a completely natural cove which backs on to pine forests and hiking trails, Plemmirio Nature Reserve is only a few kilometres away!

In addition to beautiful natural surroundings and sun-drenched beaches, this area of Sicily is home to some incredible towns and cities, why not take a day trip to Noto which is 36km away or Syracuse which is 13km away.

Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • Ground Floor Bed & Bath • Smart TV • Indoor Games • Table Tennis • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Beachfront • Seaview • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic • Scuba Diving • Surfing • Boat Trips • Seafront

Interior & Grounds

Villa Interior (240m2)

Ground Floor

- Open-plan living and dining room with garden access, sofa, built in seating area, TV, fireplace and dining table seating 8
- Adjoining kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Bedroom with private terrace, king-sized double bed or two twin beds, TV and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

First Floor

- 2 x bedroom with private balcony, king-sized double bed, TV and en-suite bathroom with shower, sink, bidet and WC

Outside Grounds (3500m2)

- Private swimming pool (10m x 4.5m, depth: 1.6m) open year-round, heated mid-May to mid- October
- Gated, landscaped garden with lawn and palm trees
- Direct path to the sea
- Covered dining terrace
- Poolside sun loungers
- Armchairs
- Ping pong table
- Barbecue
- Parking

Facilities

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



Location & Local Information

Villa Ipno is a wonderful base for those wishing to combine days exploring coastal parks and beaches, with days discovering the charms of the city of Syracuse. The villa enjoys a fantastic setting just a stroll away from the sea and close to many amenities and sandy beaches.

The home sits on the South East coast of Sicily overlooking the stunning Ionian Sea. The expansive gardens and sea views mean you will not feel overlooked by the few neighbouring homes and creates a tranquil setting.

The nearest shops and restaurants are in the nearby village, while there are also a greater selection in the beach resorts of Arenella and Fontane Bianche. With the amazing, historic city of Syracuse located just 13km away, you may simply opt to do your shopping and dining out there as there is such a large range of shops, markets and eateries. Syracuse is a must-visit location for anyone staying in the south of the island. This ancient city is a lovely place to stroll around and you will be enchanted by the beautiful churches, narrow lanes and medieval buildings. There is plenty to keep your whole party occupied here as there are an abundance of art galleries, museums and historic attractions such as The Archaeological Park Neapolis which is filled with staggering ruins and monuments such as the vast Greek theatre. The best place to dine out in Syracuse is the stunning island of Ortigia which is joined the main city by bridges. Ortigia is where you will find the cities Old Town; this gorgeous island is a labyrinth of medieval streets and is surrounded by the sea as it juts out from the coastline. Traditional family run eateries and bars can be found here, serving local dishes.

After a busy day in the city, you may be in need of a restful trip to the beach. The closest sandy beach is just 1km away from the home and is served by a lido which offers sun loungers and parasols for hire as well as drinks and snacks. If you fancy trying out some water sports or taking a boat trip then head over to the larger beach resort of Fontane Bianche which is 15km away.

In addition to the historic cities and beaches in this area, there are delightful outdoor spaces. You could spend some time traversing the endless hiking routes and signposted trails on offer at the nearby Reserva del Plemmirio which is only 3km way from the villa. The reserve protects this beautiful coastline as well as the marine life and animals which live here so is a lovely place to visit for nature-lovers.



Local Amenities

Nearest Airport

**Catania Airport
(71 km)**

Nearest Airport 2	Comiso Airport (92 km)
Nearest Village	(1 km)
Nearest City	Syracuse (13 km)
Nearest Restaurant	(< 1 km)
Nearest Shop	Grocery shop (1 km)
Nearest Golf	I Monasteri Golf Club (24 km)
Nearest Tennis	(On-site)
Nearest Beach	(1 km)

What we love

- With an open-plan living space and three elegant en-suite bedrooms, Villa Ipno is perfectly suited to a trip with your close family or a few friends
- The home is beautifully designed in a bright and modern style and can comfortably sleep six guests
- Whether you are sipping a coffee on your balcony or swimming in the private pool you can take in the incredible views of the sea
- The home has private access to a rocky beach, where you will discover a sandy beach, plus a number of restaurants and shops within 1km

What you should know...

- One of the home's bedrooms is set on the ground floor which would suit elderly relatives or those with mobility issues.
- The villa is set close to the beaches, shops and restaurants in the small village of Plemmirio but we recommend you bring a car in order to visit the cities of Syracuse and Noto.

Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner/paid in cash upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: On request only and with prior agreement with the owner.
- Changeover day: Saturday. All other changeover days on request.
- 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.
- 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.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Yes.
- Pool heating charge?: Included.
- Tax: Italian Visitors Tax is included.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.
- Pool opening dates?: 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.