

# Villa Limeri

Region: Western Sicily Sleeps: 6 - 8

## Overview

Located amidst the charming countryside of Western Sicily, just a 25-minute drive from Trapani, lies the splendid 3-bedroom, 3-bathroom villa known as Villa Limeri. This exquisite villa is a testament to Sicily's rustic beauty and provides an idyllic retreat for those seeking a serene escape.

Step inside this inviting villa, and you'll find a spacious interior that effortlessly blends modern comfort with classic charm. This home boasts three well-appointed bedrooms, each with its bathroom, ensuring privacy and convenience for all guests. The living and sitting rooms exude warmth with their tasteful decor and invite you to unwind after exploring. The fully-equipped kitchen and adjoining dining room offer a delightful space for culinary adventures and shared meals.

This villa boasts an array of outdoor delights, including a fragrant front garden enveloped in jasmine, a glass-encased patio hosting an al-fresco living space, and a side garden complete with shaded seating, a dining area, and a BBQ zone conveniently located beside the inviting pool. Moreover, two rooftop terraces offer sunbathing havens and captivating views of the picturesque Sicilian landscape. A private black salt-water infinity pool with a sun deck and an adjacent organic vegetable garden add to the charm of this outdoor oasis.

This home's prime location ensures easy access to the region's treasures. A short drive away, Trapani promises a vibrant taste of Sicilian culture with its historic sites and bustling markets. A 50-minute drive away, you'll discover Marsala, renowned for its top-quality wines and quaint streets. Nature enthusiasts can explore the Zingaro Nature Reserve, a coastal wonderland of pristine beaches and hiking trails half an hour away by car.

Day trips to the enchanting Egadi Islands are easily arranged from the nearby port for those eager to explore further afield. Marvel at the ancient ruins of Selinunte, an hour's drive away, or take a scenic drive to Erice, a mediaeval hilltop town offering panoramic views of the surrounding landscape, just 30 minutes away by car. Whether you're seeking cultural discoveries, gastronomic delights, or a relaxing retreat, this villa provides an ideal base for a memorable Sicilian sojourn.



## Facilities

Villa/House • Private Pool • Saltwater Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Heating • Parking Space • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Features

### Villa Interior

#### Ground Floor

- Queen bedroom with double bed and garden view, direct access to the front terrace and en-suite including a double shower
- Queen bedroom with double bed and pool view, direct access to the garden and en-suite including a shower
- Dining room seating up to 8 guests
- Sitting room with TV and library collection
- Living room with flat-screen TV
- Well-equipped kitchen
- Laundry area with washing machine and bathroom

#### First Floor

- Queen bedroom with double bed and access to roof terraces and en-suite including a shower

### Outside Grounds

- Panoramic black salt-water infinity pool (11m x 7m x 1.40m) with sun deck area
- Front garden surrounded by jasmine
- Glass-covered patio with outdoor living area
- Side shaded garden
- Table, chairs and barbecue area next to the pool
- 2 x roof terrace with sunbeds
- Organic vegetable garden
- Parking

### Facilities

- Wifi
- Air conditioning
- Hairdryer
- TV
- DVD
- Stereo
- Safe





## Location & Local Information

Villa Limeri, nestled in the glorious countryside of Western Sicily, offers a strategic location for exploring the region's rich tapestry of attractions. A mere 25-minute drive brings you to Trapani, a vibrant hub of Sicilian culture. Immerse yourself in the city's historic charm, where ancient sites and bustling markets beckon.

Venture slightly further, and you'll discover the renowned town of Marsala, just 50 minutes away by car. Here, indulge in top-quality wines and meander through quaint streets steeped in Mediterranean allure. Nature enthusiasts will find solace in the Zingaro Nature Reserve, a half-hour drive from the villa. Its gorgeous beaches and scenic hiking trails promise outdoor adventures amid unbelievable coastal vistas.

For those with an appetite for island exploration, the magnificent Egadi Islands are easily accessible from the nearby port, offering a taste of unspoiled Mediterranean beauty. History buffs can embark on a journey to the ancient ruins of Selinunte, a one-hour drive from the villa. Alternatively, a scenic 30-minute drive leads to Erice, a mediaeval hilltop town commanding panoramic views of the picturesque Sicilian landscape.

## Local Amenities

Nearest Airport	<b>Trapani (37km)</b>
Nearest Airport 2	<b>Palermo (62km)</b>
Nearest Village	<b>Battaglia (1km)</b>
Nearest Restaurant	<b>Battaglia (1km)</b>
Nearest Bar/Pub	<b>Battaglia (1km)</b>
Nearest Train Station	<b>Paceco (20km)</b>
Nearest Beach	<b>(14km)</b>
Nearest Town/City	<b>19km (Trapani)</b>



Nearest City	<b>Palermo (85km)</b>
Nearest Ferry Port	<b>Trapani port (22km)</b>
Nearest Tennis	<b>(16km)</b>
Nearest Supermarket	<b>Passo Casale (2km)</b>

## What we love

- Proximity to Trapani, Marsala, and natural reserves offer great opportunities for cultural and outdoor exploration
- This home offers an incredible outdoor area to unwind in, coming with a front garden, glass-covered patio, side garden with BBQ, roof terraces and organic vegetable patch
- Surrounded by the countryside offering a wonderful base to relax in
- Enjoy the amazing views from the pool and roof terraces

## What you should know...

- Due to the countryside location, a car is required at this property
- Whilst this property does offer air conditioning, this is only available in the bedrooms
- The ground floor is multi-levelled, with some steps between the rooms
- The unobtrusive yet friendly caretakers live nearby in separate quarters
- Villa Limeri sleeps 6 guests across 3 bedrooms. 2 extra guests(preferably children) can be accommodated on request in single beds in each of the bedrooms on the ground floor. Please see the 'Features' tab for more details
- The villa's private swimming pool isn't fenced, so children should always be supervised when outdoors.
- 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: 10.00 a.m
- Linen & towels included?: Yes, midweek changes.
- Energy costs included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: Flexible.
- 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.
- Heating costs included?: Yes.
- Beach towels included?: Extra cost, payable locally.
- Smoking Allowed?: No.
- Minimum stay: 7 nights. All other durations on request.
- 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-€10 per adult per night - please enquire if exact amount is required).
- 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.
- 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.
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- Other Ts and Cs: Whilst this property does offer air conditioning, this is only available in the bedrooms.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that the unobtrusive yet friendly caretakers live nearby in separate quarters.
- Internet access?: Wi-Fi internet access included.