

# Le Rote

Region: Western Sicily **Sleeps: 4 - 5**

## Overview

Life's a beach when you vacation in the lovely Le Rote villa, sitting on the shores of the Mediterranean Sea near Menfi on the west coast of the Italian island of Sicily. This stunning bijou property will take your breath away with its architect-designed floor-to-ceiling windows that are fully open to take the indoor outdoors and the next level of alfresco living.

Le Rote has two beautifully appointed ensuite double bedrooms and can comfortably accommodate up to five guests in some style, perfect for a minor family holiday or a couple of friends' getaway. Flowering seasonal shrubs surround the villa, and well-worn paths lead down to the sandy shores and azure waters for a bracing swim before breakfast. The décor is minimalist, sleek for maximum impact, furnished with contemporary pieces, parquet floors, and an incredible palette of crisp whites with colours of the sea and sand highlights.

Enter the villa to be welcomed by a light, bright, airy open-plan living space with floor-to-ceiling doors that connect seamlessly with the terrace. The seating area has a low-level L-shaped sofa, an armchair and a coffee table. The six-seater dining set is perfect for indoor and outdoor suppers. An American-style kitchen is fully equipped with all the latest appliances you will need to cater for your stay, including that must-have morning coffee maker. There are two spacious bedrooms with air conditioning, double beds, fitted wardrobes, ensuite shower rooms with hand basins and WCs, and access to the deck. The second bedroom has a convertible pouffe-bed for one extra guest, which is excellent for a small family room.

Step outside onto the decked terrace and wallow in the five-seater Jacuzzi, best enjoyed with a cocktail in hand. Relax on the deep-cushioned sun loungers under a shady parasol. Walk through the lush gardens down to the shore and swim in the crystal-clear waters of the Mediterranean Sea. In the evening, pull back the sliding doors and feast alfresco at what is now the outdoor dining set.



## Facilities

Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Beach • BBQ • Washing Machine • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Cot(s) • High Chair(s) • Beachfront • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Features

### Main Villa

#### Ground Floor

- Living space with floor-to-ceiling sliding doors open onto the decked terrace.
- Seating area with L-shaped sofa, coffee table, and armchair. 6-str dining set.
- Fully equipped kitchen(no dishwasher)
- Bedroom with double bed, fitted wardrobes, ensuite shower room, hand basin, WC.
- Bedroom with double bed, fitted wardrobes, pouffe sofa bed for one guest, ensuite shower room, hand basin, WC.

### Exterior

- Decked patio
- Covered Veranda with furniture
- Five star Jacuzzi
- Sun loungers, Parasol
- Access to the beach, surrounded by Mediterranean shrub gardens.

### Facilities

- Air conditioning in the bedrooms
- Wi-Fi
- Beach access
- Jacuzzi – 5seater hot tub
- Satellite TV
- Oven and hob
- Fridge freezer
- Coffee maker
- Washing machine
- Iron and board
- Baby amenities



## Location & Local Information

The beachfront Le Rote sits on the shores of the Mediterranean Sea, near Menfi, on the west coast of the Italian island of Sicily.

The nearest international airport is Palermo, a one-hundred-kilometre scenic drive through the Sicilian countryside to your holiday home.

The beach is literally on your doorstep, and within minutes, you can be sunbathing on the unspoilt shores and dining in the local restaurant. Nearby, the blue-flag Lido Fiori and Porto Palo di Menfi are popular golden sandy beaches with crystal clear waters and a selection of watersports to keep you entertained.

Hike or bike around the surrounding countryside. Follow the nearby canal to the source, the vineyard that gives its name to the Mandrarossa wine. Take a tour of the vineyards renowned for producing high-quality wines, and take a bottle or two home. Tee off at Golf Verdura, one of the best courses in Europe, and only thirty-five kilometres to a hole-in-one.

Get your culture fix at the Greek ruins of Selinunte Archeological Park. Go to Agrigento, a UNESCO World Heritage site with preserved Greek temples. Visit Mozia Island, an archaeological site with Phoenician ruins near Marsala. In the evening, dine in the local trattoria by the seashore, which serves delicious Sicilian dishes.

## Local Amenities

Nearest Airport	<b>Palermo (100km)</b>
Nearest Airport 2	<b>Trapani-Birgi (81km)</b>
Nearest Village	<b>Menfi (8km)</b>
Nearest Restaurant	<b>(4km)</b>
Nearest Train Station	<b>Castelvetro (24km)</b>
Nearest Supermarket	<b>Menfi (8km)</b>
Nearest Tennis	<b>(9km)</b>



Nearest Beach

**(Walking distance)**

Nearest Town/City

**Palermo  
(90km)**

## What we love

- We love a beach house on the seashore, especially when it's only a short walk for a swim in the Med!
- We think the floor-to-ceiling sliding bi-fold doors at Le Rote are fabulous, completely opening out for the ultimate in alfresco living
- Sipping champagne in the hot tub Jacuzzi at Le Rote is even better enjoyed under a sparkling starry sky
- The simplicity of Le Rote is what makes it so super stylish

## What you should know...

- Le Rota can accommodate up to five guests, two in each double bedroom and one on a sofa bed in the second bedroom, perfect for a small family
- Please supervise young children in the Jacuzzi and the nearby sea
- Weddings, stag/hen parties and any special events are not allowed
- Please note that your booking will only be confirmed once we have checked availability with the owner
- 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 Camping cot, High chair are upon request

# Terms & Conditions

- Security deposit: €500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Between 4.00 p.m. and 8.00 p.m. Late arrivals from 9.00 p.m. to 12.00 a.m. are subject to an extra charge of €40 per booking.
- Departure time: Between 8.00 a.m. and 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: On request only (small or medium dog) and with prior agreement with the owner. If accepted, an extra cleaning fee for pet of €100 per pet per day will apply (payable locally in cash).
- Minimum stay: 7 nights. All other durations are on request.
- Changeover day: Friday and 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?: No.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- 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.
- Beach towels included?: Yes.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
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