

# Le Tre Case

Region: Eastern Sicily **Sleeps: 8 - 10**

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## Overview

Return to nature when you vacation in Le Tre Case, an original 1860s farmhouse in the heart of the Iblean countryside, near Modica, on the southeast coast of the Italian island of Sicily. This lovingly restored property is made up of three independent houses with shared grounds and gardens and a beautiful swimming pool. Four spacious double bedrooms can comfortably accommodate up to eight guests, and two extra guests can be accommodated on the sofas. The houses have all the mod cons, including air conditioning in all the bedrooms, complimentary Wi-Fi throughout, satellite televisions, and private parking. The eco-friendly houses are solar-powered, and there is an emphasis on environmental responsibility. The exteriors have retained the original local sandstone walls, whilst the interiors are classically elegant, furnished with exquisite good taste, and every home comfort.

The three abodes are arranged around a central furnished courtyard, each with its own entrance. House number 1 has two storeys and can accommodate up to three guests. The ground floor has a living space with a sofa bed, a fully equipped modern kitchen, a shower room, and a handy laundry room. On the first floor there is a bedroom with a double bed. The second house has two storeys and can sleep up to five guests. The ground floor has a seating area with a sofa bed, a fully equipped kitchen and two bathrooms. The first floor has two well-appointed bedrooms, one with a double bed, and the other with twin beds. The third house is quite different, arranged over one floor, with two separate entrances. One entrance takes you to a bedroom with a double bed and a bathroom to house two guests. The other entrance leads to a large shared living room with sofas, armchairs, antiques, and a television for entertainment. There is also an impressive ten-seater dining set where you can enjoy shared meals together.

Step outside, where you will find two courtyards furnished with soft seating sets, perfect for meeting for a morning coffee. Stroll around the gorgeous gardens with fig, olive, and mulberry trees. Spend the day by the ladder-entry swimming pool, relaxing on the adjacent sun loungers with useful side tables. The pool has a glass crystal filter and an eco-pump to purify the water, and maintain the optimum alkaline balance. Feast alfresco at the outdoor dining sets made more magical when the stars come out to shine.



## Facilities

Villa/House • Great Value • Private Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • Ground Floor Bed & Bath • TV • DVD • Cot(s) • High Chair(s) • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips



# Interior & Grounds

## Villa Interiors

### House 1 (sleeps 2 guests)

#### Ground floor

- Living space with sofa
- Fully equipped kitchen with fridge freezer, dishwasher, microwave, oven and gas stove
- Bathroom with shower
- Laundry room with washing machine

#### First floor

- Master Bedroom with double bed, frigo bar and air conditioning

### House 2 (sleeps 6 guests)

#### Ground floor

- Living space with sofa bed
- 2 x bathrooms with showers

#### First floor

- 2 x Bedrooms with double beds and AC

### House 3 (sleeps 2 guests)

- Living room, with sofas, armchairs, TV, and a dining table seating 10 guests
- Bedroom with double bed, AC and ensuite bathroom with shower

## Outside Grounds

- Private swimming pool (8m x 4m) with eco pump, open from approximately Easter to end-October
- Sun loungers, tables
- Parking for up to three cars (2 inside and 1 on the street)
- Garden with mulberry, fig, and olive trees
- 2 x furnished courtyards with independent entrances to each property
- Fully equipped galley with alfresco dining sets
- Barbecue

## Facilities

- Air conditioning (featured only in the bedrooms)
- Wi-Fi (speed 50mb)
- Satellite TV



- DVD player
- Washing machine
- Iron and ironing board
- Hairdryer

## Location & Local Information

Le Tre Case sits in the heart of the countryside, near Modica, on the southeast coast of the Italian island of Sicily. The nearest international airport is Comiso, forty kilometres south, or Catania, one hundred and twenty kilometres north-west.

The historic town of Modica is a six-kilometre drive away. Here, you will find provisions for your holiday, cafés, bars, and restaurants, Baroque architecture, and, best of all, it is most well-known for its fabulous chocolate.

The nearest and most notable beaches are Marina di Modica, Sampieri, and Pozzallo, with sandy shores, crystal clear waters, and a selection of watersports, including snorkelling, windsurfing and paddleboarding. Keep fit with a hike or bike ride along the coast, tee off with a game of golf, or improve your serve at the tennis club.

Visit the many ancient Greek archaeological sites that Sicily is famous for, especially the Temples of Agrigento, the theatre at Syracuse, and the Doric columns of Selinunte.

Spend the day exploring the UNESCO World Heritage city of Ragusa. Visit the landmark San Giorgio cathedral, walk along Via Roma and shop for souvenirs, stroll through the Hyblean Gardens, and learn about the area's history at the Archeological Museum.

Enjoy a supper of Sicilian dishes in a traditional trattoria in the evening, with a glass or two of the local wine.

## Local Amenities

Nearest Airport	<b>Vincenzo Bellini Catania Airport (121km)</b>
Nearest Airport 2	<b>Palermo Airport (346km)</b>
Nearest City	<b>Modica (8km)</b>
Nearest Restaurant	<b>Modica (8km)</b>
Nearest Bar/Pub	<b>Modica (8km)</b>
Nearest Supermarket	<b>Modica (8km)</b>



Nearest Beach	<b>Marina di Modica (28km)</b>
Nearest Golf	<b>Donnafugata Golf Resort &amp; Spa (47km)</b>

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## What we love

- Strolling around the gardens at Le Tre Case on a summer's day is magical. Pick figs for breakfast, mulberries for supper, and olives for cocktails
- The interiors of Le Tre Case are the epitome of understated elegance
- We love that everyone can come together at Le Tre Case for a swim or supper

## What you should know...

- Whilst this property can comfortably sleep 10 guests, please note that 2 guests will be accommodated on sofa beds.
- The air conditioning is featured only in the bedrooms.
- 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 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: 4.00 p.m. - 8.00 p.m.
- Departure time: Before 10.00 a.m.
- End of stay cleaning included?: No. €250, payable locally upon arrival. This is for a standard changeover clean. 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. Please note that there is a charge of €100 for incorrect rubbish separation.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Friday or Saturday. All other changeover days on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- 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.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately Easter to end-October. 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: Weddings, stag/hen parties and any special events are not allowed.
- 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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