

Villa Cozzo

Region: Eastern Sicily **Sleeps: 6**

Overview



Escape to a pastoral paradise when you vacation in Villa Cozzo, near Noto, on the south coast of the Italian island of Sicily. This unusual property has a one storey main house and annexe, with panoramic views over the verdant countryside. The villa is set in a thousand square metres of land, surrounded by olive groves, Mediterranean gardens, and seasonal flowering shrubs and plants. Villa Cozzo has three spacious double bedrooms and can comfortably accommodate up to six guests, ideal for a family holiday, or a group of friends sharing. The exterior is constructed out of classic Mediterranean whitewashed walls, with shuttered windows and floor to ceiling sliding doors that open onto sweeping vista terraces. The villa comes with all the mod cons, including complimentary air conditioning and Wi-Fi throughout. The interiors are cool and contemporary, furnished with stylish pieces, and lots of natural wood, handcrafted artefacts, and decorated in a soothing colour palette of natural earth tones.

Enter the main house, where you will be welcomed by a light and airy open plan living space, with access to the sea view top terrace. The seating area has a comfy dove grey sofa, a four seater dining set, and a fully equipped modern kitchen. The master bedroom has a double bed, bedside tables, an open wardrobe, and an ensuite bathroom with a hand basin, bidet, and loo. The second bedroom has double/twin beds, a desk and chair, an open hanging space and access to the terrace. There is a separate bathroom with a shower, hand basin, bidet, WC, and a useful washing machine. The countryside view terrace is home to a six seater dining set, deckchairs, and a hammock in which to while the day away. A soft seating set is the perfect spot to enjoy your morning coffee.

Take the path to the annexe where you will find a very stylish monochrome suite, there is a studio style living space with a sofa, a table for two, a kitchen corner, and a flat screen television. The black and white bedroom area has a wood framed double bed, bedside cabinets, open plan wardrobes, and an ensuite bathroom, with a shower, hand basin, bidet, and WC.

Take the steps down to the lower terrace, where there is an impressive step entry swimming pool, surrounded by sun loungers with shady parasols, and a couple of bench seats. In the evening meet for cocktails at the summer kitchen, and dine alfresco at the six seater dining set, with dishes freshly grilled on the barbeque.

Facilities

Villa/House • Private Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Heating • Parking Space • Seafront

Interior & Grounds



Main House (110m²)

- Open plan living space with access to terrace
- Seating area with sofa, dining set for 4, fully equipped modern kitchen
- Bedroom 1: double bed, bedside tables, open wardrobe, ensuite shower room, hand basin, bidet, WC
- Bedroom 2: twin beds, access to terrace
- Separate shower room, with hand basin bidet, WC, washing machine
- Terrace with a 6str dining set, children's bench seating, deckchairs, hammock
- Stairs down to pool terrace

Annexe

- Living space with sofa, table for 2, TV, kitchen corner and fridge
- Bedroom with double bed and an ensuite shower room with hand basin, bidet, WC
- Soft seating set with coffee table, pergola covered summer kitchen, 6str alfresco dining set, barbecue

Exterior Grounds (1000m²)

- On-site parking
- Lower terrace with 12 x 6 x 1.2-1.5m swimming pool
- Sun loungers
- Parasols
- Outdoor shower
- Bench seats
- Soft seating set with coffee table
- Pergola covered summer kitchen
- 6str alfresco dining set
- Barbecue

Additional Facilities

- Air conditioning
- Wi-Fi connection
- On site parking
- Sea view
- Heating
- Satellite TV
- Smoke detector
- Oven & hob
- Fridge freezer
- Microwave
- Dishwasher
- Coffee machine
- Baby cot

Property License Number: 19089013C212950

Location & Local Information

Villa Cozzo can be found overlooking the panoramic countryside, near to the town of Noto, on the south coast of the Italian island of Sicily. The nearest international airport is Catania, a scenic ninety kilometre drive to your holiday home.

You are spoilt for choice with the number of nearby beaches, most notably the golden sands of the Lido di Noto, and Eloro, which is surrounded by nature, and renowned for their crystal clear waters, fabulous facilities, and a selection of watersports, including, snorkelling, diving, fishing, and sailing. See the quaint seaside villages of Portopalo di Capo, and Marzamemi, and feast on seafood by the sea shore.

There's some great hiking and biking trails, especially around the Cavagrande del Cassibile and Vendicari nature reserves and lakes, where you can discover the local flora and fauna.

Spend the day in the beautiful Baroque UNESCO World Heritage town of Noto, visit the impressive cathedral, admire the city's architecture, see the Palazzo Ducezio, and if you are there in May don't miss the annual flower festival. The nearby town of Avola is also noted for its fine Baroque architecture and tuna fishing industry.

Travel further afield to the Valley of the Temples in Agrigento. See the Greek city-state of Syracuse, and the island of Ortigia. Visit Ragusa for its medieval architecture, and make sure you go to Modica, famous for its chocolate and culinary heritage.



Local Amenities

Nearest Airport	Catania Airport (87 km)
Nearest Village	Noto (5 km)
Nearest Town/City	Syracuse (35 km)
Nearest Restaurant	Quadrilatero (3 km)
Nearest Bar/Pub	Élite Lounge Bar (4 km)



Nearest Supermarket	ARD Discount (3 km)
Nearest Beach	Lido Beach Noto (8 km)
Nearest Golf	I Monasteri Golf Club (32 km)

What we love

- We love that Villa Cozzo is a property of two parts, perfect for a family with a couple of generations, or a couple who want a bit of privacy
- The annexe is the star of the show at Villa Cozzo, the monochrome suite is a superb retreat perfectly made for two
- The pool at Villa Cozzo is lovely and long enough to swim some proper lengths, have a cooling dip, and a midnight swim under a twinkling sky
- You'll be spoilt for choice as to where to wine and dine alfresco at Villa Cozzo, with lots of seating options, and all with panoramic views

What you should know...

- Villa Cozzo sits in the heart of the countryside, it's a 3km drive to the nearest shops and restaurants, and 5km to the nearest beach
- We recommend hiring a car to make the most of your holiday
- The second bedroom of the main house had twin beds, that can be a double according to your party
- The pool at Villa Cozzo is open from 1st April until 30th November

Terms & Conditions

- Security deposit: €500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 16:00 - 21:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- 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.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday during peak season.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Pool opening dates?: The pool is open approximately from April to end of November. 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.
- 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.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that a cot and highchair are available upon request, payable locally.
- Other Ts and Cs: Your booking will only be confirmed once we have checked availability with the owner or their property manager.

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.