

# VILLA ISPICA

ITALY | SICILY



**4 Bedrooms**



**8 Guests**



**£4220 - £8440 / week**







- › Air Conditioning
- › Beach within 10 minute walk
- › Chef service available
- › Family villa
- › Near shops/restaurants
- › Near the beach
- › With cot / highchair
- › With seaviews

"Nestling in magnificent Mediterranean gardens on Sicily's south coast, only a stone's drop away from Porto Ulisse's sandy beach, this modern 4-bedroom family villa with salt-water pool provides a superb oasis in which to enjoy a memorable seaside holiday in Sicily".

This is an exclusive seaside residence on Sicily's south-eastern coast. The villa, which is just a few steps away from a splendid sandy beach, is surrounded by a well-kept garden with lawn and has large terraces (partly shaded) and a beautiful swimming pool with solarium. Recently renovated, this property offers welcoming and well-divided interior spaces, tastefully furnished and equipped with the best comforts: air conditioning (air conditioning and heating), Wi-Fi, washing machine, dishwasher, smart TV, outdoor kitchen, barbecue and cellar. Arranged on one level, these comfortable rooms include a large living area with open kitchen, a laundry room and four double bedrooms, one of which is located in the annex, all featuring a bathroom with shower. Ideal for an unforgettable Mediterranean holiday of relaxation on the splendid island of Sicily.

## **ACCOMMODATION**

(all on one floor)

### **MAIN HOUSE**

Living/ dining room with fireplace, TV, door to terrace.

Kitchen.

Laundry room.

Bedroom 1: Double room, with shower room.

Bedroom 2: Double room, with shower room.

Bedroom 3: Double room, accessed from outside, with shower room.

### **ANNEX**

Bedroom 4: Double room, accessed from outside, with shower room.

### **Grounds:**

2,000 m2 gardens mainly laid to lawn and planted with palm trees, 400 m2 terrace with pergola comprising lounge and dining area, outdoor kitchen and barbecue, patio. Private 7.20m x 3.60m salt-water swimming pool (depth: 1.40m; Roman steps; open from 01/03 to 30/11), sun terrace with sun-loungers, outdoor shower. Private parking within the grounds.

## **DISTANCES**

Airport (Comiso) 60 km.

Airport (Catania) 120 km.

Airport (Palermo) 300 km.

Airport (Trapani) 320 km.

Railway station (Ispica) 13 km.

Sandy beach 30 metres.

Rocky beach 30 metres.

Delicatessen (S.Maria del Focallo) 6 km.

Restaurant (Porto Ulisse Beach) 1 km.

Shops, banks, restaurants (Pozzallo) 12 km.

Saturday weekly market (Modica) 30 km.

Fashion Outlet (Agira) 140 km.

Golf (Floridia) 60 km.

Tennis court (Ispica) 13 km.

Horse-riding 13 km.

Diving (Marzamemi) 16 km.

Harbour (Pozzallo) 16 km.

Vendicari 18 km.

Noto 30 km.

Ragusa 45 km.

Syracuse 60 km.

Agrigento 165 km.