



## Property 10209



**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

**Number of beds:** 12  
**Bedrooms:** 6

## NEARBIES

Ragusa 23,2 km Siracusa 102 km Catania 118 km

## FEATURES

- 6 Double bedrooms with en-suite bathroom
- Private garden with equipped verandah
- Swimming pool with sun-beds
- BBQ
- Tennis court
- Games for children
- Air conditioning in each bedroom
- Equipped kitchen
- Fireplace
- Billiard
- Sat TV and CD player



# DESCRIPTION

## ***Property 10209 – Santa Croce Camerina – South Sicily***

### ***6 Double bedrooms – Pool – Tennis Court***

Property 10209 is a newly constructed villa perched on the hill of what once was the Marquis of Ganzeria's private hunting grounds. The luxurious property offers a unique view over more than 100 km. of Sicilian southern coast covering the length between the lighthouse at Punta Secca to Capo Bianco in Agrigento.

Located in Santa Croce Camerina in the province of Ragusa, the villa is found on the south-eastern coast of Sicily facing the Sea of Africa. Ideal for visiting the rich territory in which it resides including UNESCO protected towns for their extraordinary Baroque heritage and architecture such as Modica and Ragusa. Just beyond the province some must see pearls such as Noto, Siracusa, Agrigento and Mount Etna are easily accessible.

The Villa is located in the center of 10 acres picturesque Sicilian estate characterized by its carob and palm trees, stone walls and Mediterranean wild herbs and is completely fenced-in and fully serviced. It boasts a private swimming pool, large open spaces, private garden with sprawling lawn equipped with a BBQ and games for children.

That is just the external aspect - but when we enter is when we can feel its splendor with its 6 bedrooms each with an en-suite bathroom, and an extraordinary vision of a vast white-washed open space opening right onto one of the most breathtaking views you have ever seen.

The heart of the Villa is the living room with a fully equipped kitchen and dining area, two rest and relaxation areas great for reading and adorned with a large pool table. Outside under the immense covered porch you will find a second prep-kitchen to easily put together your meals comfortably to dine in the adjacent outdoor dining area that is shaded for pleasant leisurely lunches by the pool. A favorite spot is the outdoor living room where unwind after a day of touring and enjoy the sun setting over the sicilian sea just for you.

The six bedrooms recreate the natural elements of our land, "Water", "Air", "Earth", "Fire", "Wood" and "Stone". Each bedroom, furnished with style and comfort, is equipped with its own en-suite private bathroom and air conditioning unit.

The 40 x 20 feet swimming pool has southern exposure facing the splendid panorama and is scented by the aromas of herbs from the surrounding garden.

Roam around the wild flower laced trails of the estate and past the tennis court you may just find a hidden nook to lounge read and sip a glass of wine in your own little paradise.

The beach is just 3 km. away and the fully serviced town center is less than 1 km. from the house.



PHOTOS













