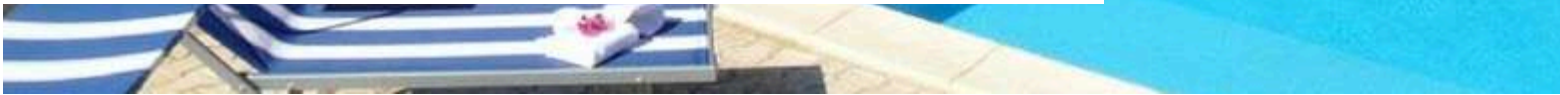




## Property 140



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

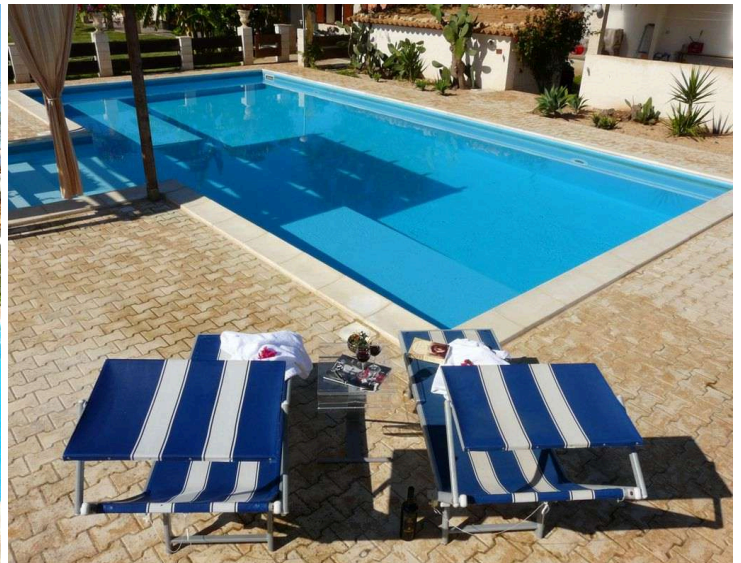
**Number of beds:** 12  
**Bedrooms:** 6

## NEARBIES

Marchese di Sicilia is 26 km from Comiso Airport, 114 km from Catania-Fontanarossa Airport, and 267 km from Palermo Falcone-Borsellino Airport. The villa is just 1,5 km from the centre of Santa Croce Camerina, 4 km from Marina di Ragusa, 14 km from Donnalucata, 19 km from Vittoria, 20 km from Scicli, 23 km from Ragusa, 37 km from Modica, 37 km from Pozzallo, 47 km from Giarlatana, and 48 km from Ispica.

## FEATURES

- 6 Bedrooms (5 Double Bedrooms + 2 Twin Rooms)
- 6 Bathrooms (5 En-suite Bathrooms + 1 Adjacent Bathroom)
- Swimming Pool
- Furnished Poolside Area
- Kitchen (Unit 1) and Kitchenette (Unit 2)
- Living Area (in Each Unit)
- Spacious Patio
- Outdoor Lounge Area
- Outdoor Dining Area with Barbecue
- Synthetic Tennis Court
- Artificial Lake
- Air Conditioning and Heating
- Satellite TV



# DESCRIPTION

## Property 140 – SANTA CROCE CAMERINA

### 6 Bedrooms

#### Location and Surrounding Area

Nestled in the serene countryside of Santa Croce Camerina, in the province of Ragusa, this villa offers an idyllic escape surrounded by the natural beauty of Sicily's southern coast. Set amidst rolling hills and lush greenery, the property enjoys the tranquillity of a rural setting while being just a short drive from the charming pristine beaches of the Ragusa area. The villa is perfectly positioned for those seeking both seclusion and easy access to the rich cultural heritage, excellent dining, and scenic landscapes.

Santa Croce Camerina is a charming town on Sicily's southern coast, offering a peaceful blend of natural beauty and local character. Surrounded by rolling hills and beautiful beaches, it is a perfect spot for relaxation and exploration. The town features quaint streets, traditional Sicilian buildings, and lovely squares, providing a taste of authentic local life. With nearby coastline and picturesque villages to discover, Santa Croce Camerina is a serene retreat for nature lovers and those seeking a quiet escape.

Marina di Ragusa is a vibrant coastal town known for its stunning beaches, clear waters, and lively atmosphere. Situated along Sicily's southern coast, it combines the charm of a fishing village with the appeal of a modern seaside resort. The town boasts a picturesque harbour, bustling with yachts and boats, and a seafront promenade lined with cafes and restaurants. Visitors can enjoy long days on the sandy beaches, stroll through the quaint town centre, or explore the nearby natural beauty.

Donnalucata and Scicli are two charming towns that capture the essence of Sicilian beauty. Donnalucata, a peaceful coastal village, is known for its lovely beaches and clear waters, perfect for a relaxing day by the sea. Nearby, Scicli offers a picturesque blend of baroque architecture and narrow streets, set against rolling hills. Both towns are rich in local culture, with Donnalucata providing a quiet beach escape and Scicli offering a glimpse into Sicily's timeless charm.

Property 140 is 26 km from Comiso Airport, 114 km from Catania-Fontanarossa Airport, and 267 km from Palermo Falcone-Borsellino Airport. The villa is just 1,5 km from the centre of Santa Croce Camerina, 4 km from Marina di Ragusa, 14 km from Donnalucata, 19 km from Vittoria, 20 km from Scicli, 23 km from Ragusa, 37 km from Modica, 37 km from Pozzallo, 47 km from Giarratana, and 48 km from Ispica.

#### The Property

Set amidst seven hectares of olive, orange, and carob trees, Property 140 is a stunning countryside retreat offering a quintessential Ragusan landscape. This exquisite 250-sqm villa has been recently restored and elegantly furnished with designer pieces, blending modern comfort with timeless Sicilian charm. Property 140 provides an exclusive and serene getaway in Santa Croce Camerina, accommodating up to 12 guests in six beautifully appointed bedrooms split between two communicating units.

Outdoors, a large patio extends seamlessly to a swimming pool, offering breathtaking views of the surrounding countryside. Shaded seating areas and a dining table for 12 create the perfect setting for al fresco meals. For those seeking active leisure, the property features a synthetic tennis court nestled among the trees and a small artificial lake. Whether basking in the Sicilian sun by the pool or enjoying a tennis match, Property 140 promises an unforgettable escape in the heart of Ragusa's countryside.

#### *First Unit:*

Extended across a single ground floor, the rooms are distributed across two communicating units, with an additional independent and adjacent suite. The first unit features a bright and inviting living area, complete with plush sofas, a dining table, and an open-plan kitchen. This space leads to four beautifully appointed bedrooms (three double bedrooms and one twin room), each with its own bathroom with shower (two are en-suite, while one is just outside the bedroom, adjacent to it).

#### *Second Unit:*

The second unit offers an open-plan layout with a double bedroom, an en-suite bathroom with shower, a stylish living area with a comfortable double sofa bed, and a modern, well-equipped kitchenette, making



it perfect for added privacy. Additionally, an adjacent and independent suite offers a serene retreat, featuring a twin room (or double bedroom) and an en-suite bathroom with a shower, providing a secluded retreat. To ensure maximum comfort in every season, all rooms are equipped with air conditioning and heating.

PHOTOS





