



Property 1605885684



**Number of beds:** 12 + 2  
**Bedrooms:** 6

**Bathrobes and Slippers**  
Slippers only.

**Accessibility for people with reduced mobility**



**Air Conditioning Throughout**

Air conditioning in all rooms except the kitchen. Included in the rental price.



**Air Conditioning In The Bedrooms**

Included in the rental price.



**Hair Dryer In The Bathrooms**



**Dryer**



**Barbecue**



**Fireplace**

**Safe**

Safe in all the bedrooms.

**Crib**

**Minibar and tea or coffee making facilities**

Minibar, coffee machine and kettle in each room.



**Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats



**Dishwasher**



## Washing Machine

### Mattress sizes and bed dimensions

6 Bedrooms (3 Double bedrooms + 2 Twin rooms)Ground floor (accessed from the outdoor area):1 Double bedroom (king-size bed) with living area with double sofa bed).1 Double bedroom (king-size bed).2 Double/twin rooms.First Floor:1 Double bedroom (king-size bed) with fireplace.Second Floor:1 Double bedroom.Mattress height: 30 cm.

### Bath amenities



## Parking Space

Ample parking space (for more than 10 cars).



## Swimming Pool

Saltwater swimming pool.10 x 20 m.Depth: 1,20 m.Available from April 1st to October 31st.



## Heating

Radiators throughout.Included in the rental price.

### High Chair



## Housekeeping

Housekeeping on alternate days (6 hours per day; bedrooms, bathrooms and kitchen).Included in the rental price.

### Smart TV



## SPA

Turkish bath in the master bedroom.



## Satellite TV



## Outdoor Hot Tub

Private hot tub.Dimensions: 2 x 4 m.The hot tub is available from April 1st to October 31st.The hot tub is about 10 meters from the main pool.



## Countryside View



## City Views



## Sea Views



## Wi-Fi

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

## NEARBIES

Villa Virginia is 49 km from Catania–Fontanarossa Airport, 124 km from Comiso Airport, 272 km from Palermo Airport. The villa is 3 km from Nunziata, 9 km from Riposto, 17 km from Giardini Naxos, 24 km from Acireale, 26 km from Aci Trezza, 29 km from Taormina, 35 km from Catania, 101 km from Syracuse, 106 km from Caltagirone, 127 km from Noto, 139 km from Ragusa, and 165 km from Modica.

## FEATURES

- 6 Bedrooms (4 Double Bedrooms + 2 Twin Rooms) + 1 Double Sofa Bed (in the Living Area of the Family Bedroom)
- 6 En-Suite Bathrooms
- Salt-Water Infinity Pool
- Spacious Sundeck with Sun Loungers
- Modern Fully Equipped Kitchen
- Spacious Living Room
- Large Dining Room
- Terrace with Sea Views
- Outdoor Dining Area with Barbecue
- Hot Tub (Available Early April to End October)
- Garden with Clementine Grove
- Air Conditioning in All Bedrooms
- Minibar in Bedrooms
- Coffee and Tea Making Facilities
- Safe in Bedrooms
- Hair Dryer
- Telephone





# DESCRIPTION

Property 1605885684 – NUNZIATA

6 Bedrooms

## Location and Surrounding Area

Nestled in the charming village of Nunziata, Property 1605885684 enjoys a privileged position offering breathtaking views of the Ionian Sea. Surrounded by lush gardens and fragrant clementine groves, the villa is perfectly placed to experience the authentic beauty of Eastern Sicily. The location combines tranquillity and privacy with convenient access to the region's most captivating attractions, from the vibrant city of Catania to the dramatic landscapes of Mount Etna and the pristine beaches along the coast.

The area surrounding Property 1605885684 is rich in cultural and historical treasures. Just a short drive away lies the vibrant city of Catania, famous for its stunning baroque architecture, bustling markets, and lively piazzas. Explore the city's iconic landmarks, such as Piazza del Duomo with the striking Elephant Fountain, or enjoy a leisurely stroll along Via Etnea, lined with elegant shops, charming cafés, and historic buildings, immersing yourself in the unique charm and energy of Sicilian life.

Nature lovers will be captivated by the dramatic and ever-changing landscapes of Mount Etna, Europe's most active volcano, which offers unforgettable hiking trails, guided excursions, and breathtaking panoramic viewpoints over the surrounding countryside. The nearby Alcantara Gorges, with their extraordinary basalt formations and crystal-clear river, provide a perfect setting for thrilling outdoor adventures, from trekking to swimming in natural pools, all within easy reach of the villa.

For those seeking sun and sea, the Ionian coastline offers a series of pristine beaches and charming seaside towns. From the golden sands of Aci Trezza to the crystal waters of Giardini Naxos, guests can relax on the beach, enjoy fresh seafood at local restaurants, or take part in water sports and boat trips along the coast. The combination of cultural, natural, and coastal attractions makes the surroundings of Property 1605885684 an ideal destination for a truly enriching Sicilian experience.

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## The Property

Set in a beautiful garden with spectacular views of the Ionian Sea, Property 1605885684 provides the perfect retreat in one of the most evocative corners of Southern Italy. Built in the late 19th century, this magnificent villa has been masterfully renovated while preserving the charm of a traditional Italian home. Offering an elegant atmosphere, the villa can accommodate 12 guests in 6 bedrooms with en-suite bathrooms spread over three floors. The villa can also sleep 2 additional guests on a double sofa bed.

With a generous terrace overlooking the sea, this stunning villa boasts a salt-water infinity pool and a spacious sundeck equipped with comfortable sun loungers. The sundeck is an idyllic spot for basking in the sun and savouring moments of relaxation with a good book. The garden also features a generous clementine grove. Approximately 10 metres from the pool, there is an exclusive hot tub (please note the hot tub is available from early April to the end of October).

The first floor of the villa features a spacious living room with comfortable sofas, a large dining room, and a modern, fully equipped kitchen. The first floor also offers a generous terrace with an al fresco dining area and barbecue. On the same floor, you will find the master bedroom with a canopy bed (king-size), fireplace, and en-suite bathroom with shower and Turkish bath. The second floor features a double bedroom with a wrought-iron bed (king-size), charming views over the garden, and an en-suite bathroom with shower.

Accessed from the outdoor area, the ground floor comprises: a spacious family double bedroom with a living area featuring a double sofa bed (for two extra guests) and an en-suite bathroom with shower; a



large double bedroom (king-size) with en-suite bathroom and shower; and two comfortable twin rooms (convertible into doubles) each with en-suite bathroom and shower. Each bedroom also includes air conditioning, a minibar, coffee and tea making facilities, safe, hair dryer, and telephone.



PHOTOS



























