



Property 1651263804



**Number of beds:** 22  
**Bedrooms:** 11

#### Bathrobes and Slippers

Provided for each adult guest.

#### Accessibility for people with reduced mobility

#### Pets Allowed

Small pets allowed upon written request, authorised by them.



#### Air Conditioning Throughout

Included in the rental price.



#### Air Conditioning In The Bedrooms

Included in the rental price.



#### Hair Dryer In The Bathrooms

#### Safe

Safe available in every bedroom.

#### Crib

#### Available For Events

Upon request, the villa is available for events.

#### Minibar and tea or coffee making facilities

Available in each bedroom.



#### Fibre Internet



#### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Mattress sizes and bed dimensions

11 Rooms, as follows: L'Annunciata: 40 sqm, queen-size double bed. Autoritratto: 25 sqm, French double bed. La Sconosciuta: 35 sqm, queen-size double bed + single bed armchair, suitable for a child under 12 (extra, upon request). Coro Spezzato: 30 sqm, queen-size double bed + single bed armchair, suitable for a child under 12 (extra, upon request). Punto e Virgola: 30 sqm, queen-size double bed + single bed chaise longue, suitable for a child under 12 (extra, upon request). Mal Giocondo: 20 sqm, French double bed. Poesie: 35 sqm, queen-size double bed + single bed chaise longue, suitable for a child under 12 (extra, upon request). Proibito: 33 sqm, queen-size double bed + single bed chaise longue on the mezzanine of the room, suitable for a child under 12 (extra, upon request). Clandestini: 25 sqm, queen-size double bed. Peppenino: 45 sqm, standard double bed + French double bed on the mezzanine of the room + single bed chaise longue, suitable for a child under 12, on the ground floor (extra, upon request). Eva: 40 sqm, queen-size double bed. The number of extra guests is limited to 1 adult and 4 children.

## Bath amenities

Daily refill and during cleaning.



## Gym



## Parking Space

On-site parking included, accommodating 8 cars under cover, with additional spaces available outdoors.



## Swimming Pool

Non-heated saltwater pool. 22 x 8 m. Depth: 1,80 m.



## Heating

Heating provided by warm air conditioners and towel warmers in each bathroom. Included in the rental price.

## High Chair



## Concierge Service

Daily concierge service (from 8:00 am to 12:00 am; available on site and via email). Included in the rental price.



## Cook Service

Daily breakfast (Monday to Sunday, from 8:00 am to 10:30 am; cost of food and beverages included). Included in the rental price.



## Housekeeping

Daily housekeeping (morning) and turndown service (Monday to Sunday). Morning service runs from 10:00 to 15:00, and evening service from 19:00 to 22:00. Included in the rental price.

## Smart TV



## SPA

Massages and beauty treatments are available, with a specific price menu shared upon request. The SPA service is typically offered from 12:00 to 20:00, always by appointment. This service is not included in the rate and is available at an extra cost, upon request.



## Staff living on site

The property has accommodations for staff who do not reside locally, from various departments. These accommodations are located outside the main area where guests sleep and spend their time during their stay, so they are not accessible to guests.

## Mattress topper



## Satellite TV



## Outdoor Hot Tub

Outdoor jacuzzi with a maximum capacity of two people, available by reservation as it is part of the SPA service. It is not included in the price but can be booked upon request, at an extra cost.



## Countryside View

 Wi-Fi

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

## NEARBIES

Dimora del Passo is 55 km from Comiso Airport, 95 km from Catania-Fontanarossa Airport, and 321 km from Palermo Falcone-Borsellino Airport. Palazzolo Acreide is 10 km from the property, Noto is 32 km, Syracuse is 42 km, Modica is 45 km, Ragusa and Ragusa Ibla are 45 km, Scicli is 54 km, Marzamemi is 55 km, Marina di Ragusa is 69 km, Caltagirone is 70 km, and Catania is 99 km.

## FEATURES

- 11 Bedrooms + 6 Single Armchairs/Bed Chaise Longues (Extra, On Request)
- 11 En-Suite Bathrooms + 5 Guest Bathrooms
- Saltwater Pool
- Furnished Poolside Area
- Professional Kitchen (Staff Use)
- Sitting and Dining Area
- Outdoor Lounge Area
- Outdoor Dining Area
- Bar
- Gym
- Massage Room
- Garden
- Courtyard
- Parking Space



# DESCRIPTION

## Property 1651263804 - NOTO

### 11 Bedrooms

#### Location and Surrounding Area

Set in the lush countryside near the magnificent Baroque towns of the UNESCO World Heritage site Val di Noto, this bucolic retreat offers stylish, luxurious accommodation and excellent facilities within the context of a 19th-century masseria. Property 1651263804 is just a few kilometres from the UNESCO World Heritage-listed town of Palazzolo Acreide, where you will find all the local necessities. Around 30 kilometres from the property are the cities of Noto and Syracuse, both home to art galleries, museums, and restaurants.

Noto, a UNESCO World Heritage site, is a stunning example of Sicilian Baroque architecture. Its honey-hued buildings, including the impressive Cathedral of Noto and Palazzo Ducezio, create a captivating historic centre. The town is known for its charming streets, beautiful piazzas, and vibrant cultural scene, highlighted by the famous Infiorata di Noto, a floral festival. Set on a plateau, Noto also offers panoramic views of the surrounding countryside, making it a perfect blend of history and natural beauty.

Syracuse, a city steeped in ancient history, is renowned for its stunning blend of Greek and Baroque heritage. The archaeological site of Neapolis is home to the impressive Greek Theatre and the Ear of Dionysius, while the island of Ortigia boasts charming streets, beautiful piazzas, and the magnificent Baroque Cathedral. Surrounded by lush citrus groves and the sparkling blue sea, Syracuse offers a captivating mix of ancient ruins, vibrant culture, and breathtaking views.

Modica, a UNESCO World Heritage site, is a charming Baroque town known for its stunning architecture and rich history. The highlight of the town is the Church of San Giorgio, perched on a hill and offering panoramic views. Its narrow streets are lined with beautiful palazzos and churches, while the town is also famous for its traditional chocolate, made following ancient Aztec recipes. Modica's captivating blend of history, culture, and gastronomy makes it one of Sicily's most picturesque destinations.

Property 1651263804 is 55 km from Comiso Airport, 95 km from Catania-Fontanarossa Airport, and 321 km from Palermo Falcone-Borsellino Airport. Palazzolo Acreide is 10 km from the property, Noto is 32 km, Syracuse is 42 km, Modica is 45 km, Ragusa and Ragusa Ibla are 45 km, Scicli is 54 km, Marzamemi is 55 km, Marina di Ragusa is 69 km, Caltagirone is 70 km, and Catania is 99 km.

#### The Property

Immersed in the raw beauty of the Sicilian countryside, Property 1651263804 is a 19th-century estate that has been transformed into a boutique hotel, offering an authentic Sicilian experience. Nestled close to Noto and its baroque wonders, this charming estate from the 1800s is surrounded by olive groves and the rolling hills of the Iblea Valley. With expansive gardens, a beautiful pool area, and a lemon orchard, Property 1651263804 can accommodate up to 22 guests in 11 uniquely designed bedrooms.

Originally built in 1886 by a wealthy farmer, the estate was purchased by its current owner in 2008. After nine years of restoration in collaboration with designers Draga Obradovic and Stefano Guidotti, the property opened as a hotel in 2017. The estate is centred around two charming courtyards, flanked by terraces and a garden perfect for al fresco dining, evening drinks, and quiet moments. Here, contemporary design meets Mediterranean style.

In the main courtyard, there is a large saltwater pool surrounded by a paved area furnished with comfortable sun loungers, inviting guests to relax. The outdoor space offers a tranquil atmosphere, perfect for basking in the sun and enjoying the orange-scented breeze. The poolside bar is ideal for a sunset cocktail overlooking the gently rolling countryside, while the fragrant orchard and beautifully restored courtyards are also worth exploring.

The expansive indoor-outdoor lounge and bar by the pool provide a perfect retreat when the sun gets too hot. The property also includes a massage room for unwinding after a day of exploration, and a small gym (partly outdoors). Indoors, guests will find a series of communal areas: a dining room and three vaulted sitting rooms, each with its own colour palette. The interiors feature a curated mix of Italian

design pieces, vintage finds, and striking lighting, creating a sophisticated yet relaxed blend of old and new.

### ***L'Annunciata:***

Located in the ancient manor house, this 40-sqm double bedroom retains charming traces of its original ornaments. Dominated by a striking red vaulted ceiling and an elegant crystal chandelier, the room features a comfortable queen-size bed and a luxurious bathroom with a free-standing tub that serves as a central focal point.

### ***Autoritratto:***

With ancient stone walls, this 25-sqm room features a French bed (suitable for one or two guests) and opens onto a small private terrace ideal for enjoying the Sicilian sun. Situated in the section of the estate that once housed farmers and their families, the traditional ceramic vases and tiles subtly honour the room's domestic origins. It also includes a bathroom with a shower.

### ***La Sconosciuta:***

Located in what was once the farm's main house, this 35-sqm room overlooks the main courtyard and the valley, offering some of the estate's most stunning views. Featuring a modern design palette inspired by shades of turquoise, green, and deep blue, the room is equipped with a queen-size bed and a bathroom with a shower. The room also features a single bed armchair, suitable for a child under 12 (available on request).

### ***Coro Spezzato:***

Positioned in the wing that once housed the farmworkers, this 30-sqm bedroom offers a serene colour scheme and a comfortable queen-size bed. It includes an adjacent private terrace overlooking the charming courtyard, along with a single bed armchair, suitable for a child under 12 (available on request), plus a modern bathroom with a shower.

### ***Punto e Virgola:***

Located in the area that formerly housed farmworkers and their families, this 30-sqm room overlooks the courtyard and boasts a sunlit outdoor terrace. The room combines original walls with contemporary furnishings and includes a queen-size bed, a single bed chaise longue, suitable for a child under 12 (extra, upon request), and a bathroom with a shower.

### ***Mal Giocondo:***

Showcasing a refined blend of antique and contemporary designer furniture, this elegant 20-sqm room offers a cosy French bed for two guests and a charming private terrace with sweeping views of the surrounding lush fields, olive groves, and rolling hills. The room is complete with a stylish bathroom featuring a spacious walk-in shower and luxurious fittings.

### ***Poesie:***

Overlooking the main courtyard, this 35-sqm room includes a small terrace perfect for soaking up the Sicilian sun. The room combines a lively mix of Sicilian antiques with beautifully crafted modern furniture, and includes a queen-size bed, a single bed chaise longue, suitable for a child under 12 (extra, upon request), and a bathroom with a shower.

### ***Proibito:***

Situated in the original main wing of the estate, this 33-sqm room features a queen-size bed. With high ceilings, it also includes a mezzanine level with a single bed chaise longue, suitable for a child under 12 (extra, upon request). The refined colour scheme, with hues of deep blue and grey, evokes the clear waters of the sea. The room is complete with a bathroom featuring a shower.

### ***Clandestini:***

Perched at the top of a charming little tower, accessible via 30 steps, this 25-sqm room boasts a private balcony with stunning panoramic views of the valley, lush olive groves, and the inviting pool below. The interior seamlessly blends modern and antique furnishings, featuring a cosy queen-size bed and a bathroom complete with a spacious, walk-in shower.

### ***Peppenino:***

Spread over two floors in the ancient domestic section of the house, this 45-sqm suite can accommodate up to four guests. The ground floor has a double bed, while the mezzanine level offers a comfortable French bed. Additionally, a single bed chaise longue, suitable for a child under 12, is

available on the ground floor (extra, on request). The suite also includes a furnished terrace overlooking the historic courtyard and a bathroom with a shower.

***Eva:***

In the heart of the sleeping quarters, beneath a vaulted ceiling, this 40-sqm room features a comfortable queen-size bed and a cosy relaxation area with a charming pink sofa. The bathroom, carved into the stone walls with remnants of old chicken nesting holes, includes a luxurious double shower, making this intimate room ideal for couples.

Please note that, in the villa, there are a total of six armchairs/bed chaise longues suitable for children under 12, available upon request at an extra cost. However, although the total is six, the number of extra guests might be limited to a smaller number.

# PHOTOS











