



Property 1708344326





Number of beds: 13
Bedrooms: 7


Accessibility for people with reduced mobility

Accessibility for people with disabilities

 Playground

 Air Conditioning Throughout
Electricity surcharge to be paid in cash at check-in.

 Air Conditioning In The Bedrooms
Electricity surcharge to be paid in cash at check-in.

 Hair Dryer In The Bathrooms

 Barbecue

 Fireplace

Crib

 Fibre Internet

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The villa is located near several wineries, including Zisola and La Giasira. Further away, there are Riofavara and Cantina Marilina.

 Dishwasher



Washing Machine

Mattress sizes and bed dimensions

6 Double Bedrooms + 1 Single Room. The double beds are king-size. Mattress height: 20 cm.



Parking Space

The parking inside the villa is uncovered and can accommodate up to six cars. Another internal parking area, with the same capacity, is also available. Included in the price.



Table Tennis



Swimming Pool

9 x 19 m. Depth: 1,50 to 3 m.



Heating

Heating is provided by both air conditioners and radiators. Heating with radiators is included in the price. However, there is an additional charge for electricity used by the air conditioners.

High Chair

Smart TV



Staff living on site

House manager on the property, in a private dépendance.



Countryside View



Wi-Fi

Insect Screens

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

NEARBIES

Villa Ragusa is 56 km from Comiso Airport, 106 km from Catania-Fontanarossa Airport, 333 km from Palermo-Punta Raisi Airport, 391 km from Lampedusa Airport, and 414 km from Trapani-Birgi Airport. The nearest train station to Villa Ragusa is in Ragusa. The villa is 15 km from Modica, 21 km from Noto, 21 km from Ispica, 25 km from Scicli, 30 km from Ragusa, 56 km from Syracuse, 111 km from Catania, and 305 km from Palermo.

FEATURES

- 6 Double Bedrooms + 1 Single Room
- 5 En-Suite Bathrooms + 1 Shared Bathroom + 1 Guest Bathroom
- Swimming Pool
- Furnished Poolside Area
- 1 Fully-Equipped Kitchen + 1 Kitchen Area (Kitchenette)
- Dining Room
- Living Room
- Reading Lounge
- Portico with Outdoor Fully-Equipped Kitchen
- Outdoor Bar Area
- Garden
- 1500-Sqm Baglio
- Outdoor Dining Area
- Outdoor Dance Floor
- Wood-Fired Oven
- Charcoal Barbecue
- Electronic Shutters
- Outdoor Showers



DESCRIPTION

Property 1708344326 - RAGUSA

7 Bedrooms

Location and Surrounding Area

Located in the scenic Ragusa area near Ragusa, this exclusive villa offers a peaceful escape with easy access to Sicily's Baroque gems like Ragusa and Modica. Nearby, explore the charming town of Scicli, the archaeological wonders of Ispica, the coastal beauty of Noto, and the golden sands and crystal-clear waters of the southeastern beaches. Syracuse's ancient history and the vibrant cities of Catania and Palermo are also within reach, making this villa an ideal base for discovering Sicily's rich heritage and natural beauty.

Modica, a gem of Sicily's Baroque heritage, enchants with its stunning architecture and rich history. As part of the UNESCO World Heritage Val di Noto, it features narrow streets lined with Baroque treasures like the Cathedral of San Giorgio. Renowned for its unique chocolate made with ancient techniques, Modica offers a delightful blend of rich history, art, and culinary excellence. Explore its charming streets, savour its sweet treats, and experience the captivating beauty of this unforgettable town.

Noto, the "Capital of Baroque," dazzles visitors with its stunning architecture and vibrant cultural scene. A UNESCO World Heritage Site, this charming city showcases magnificent Baroque buildings, including the grand Cathedral of Noto and the elegant Palazzo Ducezio. Wander through its picturesque streets and squares, where every corner reveals intricate façades and historical charm. Noto's lively atmosphere is complemented by its delicious local cuisine and beautiful surrounding landscapes.

Scicli captivates with its stunning Baroque architecture and charming ambiance. A UNESCO World Heritage Site, this picturesque town is renowned for its beautifully preserved buildings, including the impressive Church of San Matteo and the elegant Palazzo Beneventano. Stroll through its narrow streets and discover quaint cafes, local shops, and vibrant squares that exude historic charm. Scicli's inviting atmosphere and architectural beauty make it a perfect destination for those seeking an authentic Sicilian experience.

Ragusa offers a delightful blend of Baroque splendour and historic charm. As a UNESCO World Heritage Site, this enchanting city features stunning architecture, including the magnificent Cathedral of San Giovanni and the elegant Palazzo La Rocca. Wander through its picturesque streets and vibrant squares, where each turn reveals beautifully restored buildings and scenic views. Ragusa's rich history and lively atmosphere, combined with its exceptional local cuisine, make it a must-visit destination in Sicily.

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The Property

Nestled in the enchanting Modican countryside, amidst centuries-old olive groves and majestic carob trees, Property 1708344326 is a luxurious sanctuary that seamlessly blends historical charm with modern comfort. Meticulously restored from a traditional farmhouse built in the early 20th century, this exquisite villa offers a unique escape into Sicily's rich heritage. Property 1708344326 can accommodate 13 guests in 7 bedrooms (six double bedrooms and one single room) spread over a central villa and two dépendances.

Originally built in the 1900s, Property 1708344326 has been thoughtfully renovated to preserve its authentic Sicilian character. The villa boasts thick walls, characteristic of traditional rural homes, which ensure cosy warmth during the winter and refreshing coolness in the summer. Its design not only retains the aesthetic appeal of its historic roots but also incorporates modern amenities, catering to the needs of discerning travellers who seek both comfort and charm in a timeless setting.

The covered portico, overlooking the spacious courtyard, is perfect for al fresco dining with its industrial kitchen, wood-fired oven, and charcoal barbecue. The portico features electronic shutters for year-round use. Adjacent to the portico, a bar area overlooks a beautiful pool with a gentle slope and wheelchair-accessible ramp, surrounded by a sun deck and lush lawn. Near the pool shower area, there is a changing room with two bathrooms: one accessible and one standard, without showers.

The villa's extensive grounds include a 1500-square-metre "baglio," a beautifully restored courtyard with traditional Modican stone paving. Outdoor amenities include a large barbecue area with stone seating for up to 50 guests, a central cistern with an antique manual pump, and a versatile 250-square-metre dance floor surrounded by green lawns and shaded by pergolas and bamboo. This space is ideal for private parties or as a venue for yoga and Pilates classes.

The central villa features three elegantly appointed double bedrooms, each with its own en-suite bathroom (two with showers and one with a luxurious Jacuzzi). Guests will enjoy a modern kitchen, a spacious dining area with a grand planter, a comfortable reading lounge, and a sophisticated living room complete with a central fireplace and an antique billiard table. A cosy reading nook on the mezzanine offers a serene spot to unwind with a glass of sweet wine or fine cognac.

In addition to the central villa, there are two charming dépendances. The first dépendance includes a double bedroom with an en-suite bathroom with a shower, another double bedroom, and a single room. These two bedrooms share a bathroom with a shower. The second dépendance, designed in a modern style, features a bright and airy kitchen area and a double bedroom with a spacious bathroom with a shower, all thoughtfully designed for comfort and modern convenience. Please note that a house manager is on the property, residing in a private dépendance of the villa.

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PHOTOS















