



## Property 205



**Number of beds:** 24  
**Bedrooms:** 12

### Bathrobes and Slippers

Slippers only.

### Accessibility for people with reduced mobility

### Pets Allowed

Small pets are allowed on request.



Air Conditioning Throughout



Air Conditioning In The Bedrooms



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

Safe

Crib

### Available For Events


On request, the villa is available for events.



Stereo system and DVD

### Minibar and tea or coffee making facilities

Mini bar only.

 Fibre Internet

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats


 Dishwasher


 Washing Machine

Bath amenities

Weekly refill.

 Parking Space


 Table Tennis

 Swimming Pool  
11 x 18. Depth: 120 to 240 cm.


 Heating  
Convectors.

High Chair

 Concierge Service

 Cook Service  
Included in the rental price for breakfast, lunch and dinner.

 Housekeeping  
Daily housekeeping included in the rental price.

 SPA  
Sauna, Turkish bath and relax area included in the rental price.

 Staff living on site

 Countryside View

 Sea Views

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

## NEARBIES

Brucoli station km 8 Catania airport km 30 Siracusa 30 km Etna 50 km Caltagirone 80 km

## FEATURES

- 12 Double bedrooms
- 17 Bathrooms (12 en suite)
- Spacious loggia facing a beautiful Italian garden
- Swimming pool (18 x 9 m)
- Sauna and Turkish bath
- Barbecue
- Horse-riding facility on estate
- Parking
- Library
- Salon
- Large, professional kitchen
- Air conditioning and heating
- Fireplace
- Plasma TV, satellite TV
- DVD player
- Dial-up Internet connection
- Telephone, fax
- Dishwasher and Washing machine
- Oven and toaster
- Washer and dryer (used only by villa staff)
- Private chapel
- Change of linens and maid service (included)



# DESCRIPTION

## Property 205

### 12 Bedrooms

#### Location and Surrounding Area

Typical Sicilian masseria. The spacious villa, offering views of Mt. Etna, provides tranquillity and privacy with a central courtyard. Property 205 with its many archways, vibrant interiors, fireplaces, and fountains, is an elegant and relaxing retreat in a Sicilian style. The housekeeper live in 2 houses close to the villa. The villa owners may reside in the right wing of the main villa accessible via private entry. The house is surrounded by a large garden with lawn, including a formal Italian garden and many species of plants. Beyond this the grounds consist of orange groves, olive groves and farmland. As well as a rich variety of Mediterranean plants and trees, of particular interest are the ancient caves within the grounds, dating back to the Castellucciana (pre-Greek) civilization.

Outdoor: Size / Surface area of the estate: large courtyard of 900 m<sup>2</sup>. Ground-level enclosed courtyard. Spacious loggia facing a beautiful Italian garden featuring fountains and exotic trees. Olive and orange groves. Swimming pool (18 x 9 m).

Interior description: the main Villa has 10 queen bedrooms, each with en suite bathroom. All have been decorated, furnished and equipped to a high standard with all modern amenities, yet retaining traditional features, such as exposed stone work, beamed ceilings and arches. The bathrooms are all brand new, and towelling bathrobes and toiletries are provided. All the bedrooms have TV and air conditioning / heating. Each bedroom has its own private entrance accessible from the courtyard. Each sun-filled room in this villa has high ceilings, calming hues, and a distinct style. There are 5 additional guest bathrooms throughout the villa.

Annex: 2 queen bedrooms, each with en suite bathroom. The annex is located just steps from the main villa and adjacent to the swimming pool area.

Distances: Nearest train station is Brucoli km 8. Nearest airport is in Catania km 30. Distance (km and time) to significant landmarks for day trips (cities, points of interest): Siracusa 30 km 0h40, Etna 50 km 1h00, Caltagirone 80 km 1h30.

# PHOTOS





