



## Property 10405



**Number of beds:** 14  
**Bedrooms:** 7

**Bathrobes and Slippers**  
Available for each guest.


 **Private Beach Access**  
Direct access to the public beach from the private gate.


Accessibility for people with reduced mobility

Accessibility for people with disabilities

**Pets Allowed**  
Very small pets allowed, subject to request with photo submission.

 **Playground**

 **Air Conditioning Throughout**  
Included in the rental price.

 **Air Conditioning In The Bedrooms**  
Included in the rental price.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

 **Fireplace**

**Safe**  
Available in all bedrooms.

**Crib**

## Available For Events

The villa is available for events upon request.



### Stereo system and DVD

## Minibar and tea or coffee making facilities

Tea and coffee set available in all rooms.



### 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 approximately 32 km from Azienda Agricola Pupillo.

## The maximum distance from the city centre is 1.5 km

The villa is just 350 metres from the centre of Fontane Bianche.



### Dishwasher



### Washing Machine

## Mattress sizes and bed dimensions

7 Double bedrooms.

## Nearby

The villa is just 350 metres from the centre of Fontane Bianche, where you can find bars, restaurants, and all necessary services.



### Gym



### Parking Space

External parking next to the villa.



### Table Tennis



### Swimming Pool

Pool with a hot tub corner. 6 x 5 m. Depth: 2.30 m.



### Heating

Included in the rental price.

## High Chair



### Housekeeping

Daily cleaning (please note that this does not include the cleaning of the kitchen). Included in the rental price.

## Smart TV



### Staff living on site

A housekeeper resides on the lower ground floor but can be requested not to be present during the guests' stay. Nevertheless, guests' privacy is always guaranteed.



### Pool Table

## Mattress topper



### Satellite TV



### 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 La Costa is 72 km from Catania-Fontanarossa Airport, 100 km from Comiso Airport, and 300 km from Palermo Falcone-Borsellino Airport. The villa is just 350 metres from the centre of Fontane Bianche. Syracuse is 17 km from the villa, Noto is 20 km, Palazzolo is 42 km, Marzamemi is 39 km, Modica is 62 km, Scicli is 68 km, Catania is 78 km, Ragusa is 79 km, Etna is 110 km, Caltagirone is 114 km, Taormina is 129 km, and Enna is 145 km.

## FEATURES

- 7 Double Bedrooms
- 7 En-Suite Bathrooms
- Heated Pool with Hydromassage Corner
- Furnished Poolside Area
- Spacious Living Room
- Dining Area for 18
- Orangerie with Billiards and Piano
- Fully Equipped Kitchen
- Outdoor Kitchen with Barbecue and Pizza Oven
- Outdoor Showers
- Fitness Corner
- External Parking
- Wellness Area (Under Development)
- Laundry Room



# DESCRIPTION

Property 10405 - FONTANE BIANCHE

7 Bedrooms

## Location and Surrounding Area

Nestled in the charming seaside village of Fontane Bianche, Property 10405 offers an unparalleled coastal retreat with direct access to the sparkling Mediterranean Sea and flat rocks ideal for sunbathing. This luxury villa is perfectly situated for exploring the rich cultural and historical attractions of eastern Sicily. Guests can easily visit the Baroque splendour of Noto, the enchanting streets of Modica and Ragusa, and the picturesque coastal town of Marzamemi.

Siracusa, a UNESCO World Heritage Site, captivates visitors with its stunning blend of ancient history and vibrant culture. The city's crown jewel, the archaeological park of Neapolis, features remarkable sites such as the Greek Theatre and the Ear of Dionysius. Wandering through the charming streets of Ortigia, guests can admire the magnificent Piazza del Duomo, the stunning Cathedral of Siracusa, and the picturesque seafront. The local markets brim with fresh produce and regional delicacies.

Noto, known as the "Capital of Baroque," is a charming town that enchants visitors with its stunning architecture and vibrant atmosphere. Renowned for its beautifully restored buildings, including the magnificent Noto Cathedral and the Palazzo Nicolaci, the town showcases the artistry of the Sicilian Baroque style. Strolling through the elegant streets lined with local boutiques and cafes, visitors can indulge in the town's famous pastries, particularly the delicious almond sweets.

Palazzolo Acreide is a charming town rich in history and known for its beautiful landscapes. A UNESCO World Heritage site, it features ancient Greek ruins, including the impressive theatre and the remains of Akrai. The town is also home to stunning Baroque churches, such as the Church of San Sebastiano, showcasing exquisite craftsmanship. Visitors can stroll through its picturesque streets, enjoying the traditional Sicilian architecture and vibrant local life.

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## The Property

Surrounded by a lush garden overlooking the beach of Fontane Bianche, a seaside village close to Syracuse, Property 10405 boasts stunning views of the sea. This luxury seafront villa features direct access to flat rocks, offering guests an exclusive seaside experience. With 280 square metres of space, the villa combines contemporary elegance and comfort with a harmonious mix of furnishings and décor. Property 10405 can accommodate fourteen guests in seven double bedrooms.

Encircled by a paved terrace overlooking the turquoise sea, this villa features an exclusive heated pool with a hydromassage corner. The pool area is surrounded by sun loungers and umbrellas and includes three outdoor showers. Outdoors, guests can enjoy a fully equipped kitchen complete with a barbecue, a wood-fired oven, and a wine cellar. Additionally, there is a lounge area, a dining area with seating for 18, a fitness corner equipped with a stationary bike and treadmill, and an area with a table tennis setup.

Flooded with natural light, this exclusive property boasts a generous living room with comfortable sofas providing ample seating, blending Sicilian antique pieces with understated contemporary elements. The villa also features a spacious dining area and a fully equipped kitchen. The kitchen includes an American-style fridge with an ice and cold-water dispenser, a freezer, a six-burner stove, a dishwasher, a microwave, a large electric oven, an American coffee machine, an espresso machine, and other appliances.

With large windows creating a bright and airy atmosphere, the ground floor includes two double bedrooms, each with an en-suite bathroom with a shower. These bedrooms are also accessible for guests with reduced mobility, and a ramp is available for easier access. On the first floor, you will find

five double bedrooms, all with en-suite bathrooms with showers. Each bedroom is equipped with a king-size bed, a fridge, a kettle, a 43-inch smart TV, a safe, and centralised air conditioning (hot and cold).

Six of the bedrooms boast a sea-facing terrace furnished with chaise longues, umbrellas, tables, and chairs, while one bedroom offers views of the internal garden. For leisure activities, guests can enjoy the Orangerie, which features a billiards table, a piano, a smart TV, a projector, and a selection of board games, creating an entertaining space for all ages. Additionally, the villa includes a fully equipped laundry room with a washing machine, a dryer, two irons, and ironing boards.

Furthermore, the villa features a wellness area currently under development, which will include a sauna, a Turkish bath, emotional showers, a jacuzzi, a massage area, a gym, and a bathroom with a shower. There is also external parking adjacent to the villa, equipped with a security camera, ensuring the safety of guests' vehicles. A housekeeper resides on the lower ground floor but can be requested not to be present during the guests' stay. Nevertheless, guests' privacy is always guaranteed. Disabled access is available only on the ground floor.

PHOTOS



