



Property 10396



Number of beds: 5
Bedrooms: 3

Pets Allowed

Pets allowed, maximum one per booking, at an additional cost.



Air Conditioning Throughout

Air conditioning available in the living room and all bedrooms. A fixed consumption fee is mandatory.



Air Conditioning In The Bedrooms

Air conditioning available in all bedrooms. A fixed consumption fee is mandatory.



Hair Dryer In The Bathrooms



Barbecue

Safe

A safe is available in the living room.

Crib



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The area surrounding the villa is rich in wineries, including Planeta Buonivini, Cantina Marilina, Tenuta La Favola, Feudo Maccari, Società Agricola Marabino, Barone Sergio, Azienda Vinicola Tramontana, and Terre di Noto.



Dishwasher



Washing Machine

Mattress sizes and bed dimensions

3 bedrooms, including 2 double bedrooms and 1 single bedroom. The double bedrooms feature queen-size beds.



Parking Space

Uncovered parking for two cars in front of the house.



Swimming Pool

Pool open from 2nd April to 26th October (weather permitting). 10 x 4 m. Depth: 1,50 m



Heating

Heating via inverter air conditioning (cooling or heating). A fixed consumption fee is mandatory.

High Chair



Housekeeping

Cleaning not included in the price, available on request at an additional cost.



Countryside View



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 Agave is 86 km from Catania-Fontanarossa Airport, 86 km from Comiso Airport, and 316 km from Palermo Falcone-Borsellino Airport. The villa is 4 km from Noto, 6 km from Lido di Noto, 11 km from Vendicari, 21 km from Marzamemi, 21 km from Fontane Bianche, 22 km from Ispica, 36 km from Syracuse, 48 km from Modica, 53 km from Scicli, and 65 km from Ragusa.

FEATURES

- 3 Bedrooms (2 Double Bedrooms + 1 Single Room)
- 2 Bathrooms With Showers (Not En-Suite)
- Swimming Pool
- Furnished Poolside Area
- Fully Equipped Kitchen
- Open-Plan Living And Dining Room
- Outdoor Patio With Al Fresco Dining Area Shaded By Pergola
- Wide Patios And Terraces
- Barbecue
- Patio and Veranda
- Fridge and Freezer
- Oven and Microwave
- Kettle and Italian Coffee Maker
- Toaster
- Iron and Ironing Board



DESCRIPTION

Property 10396 – NOTO

3 Bedrooms

Location and Surrounding Area

Property 10396 enjoys a superb location in the heart of Sicily, just a 10-minute drive from the baroque splendour of Noto. Set amidst rolling countryside, the villa is surrounded by fragrant citrus groves and olive trees, offering peace and privacy while remaining close to charming local towns. Its elevated position provides breathtaking panoramic views of the Ionian Sea and the surrounding landscape, making it the perfect base to explore Sicily's natural beauty, pristine beaches, and cultural treasures.

The surrounding area is a paradise for nature lovers. Just a short drive away, the Vendicari Nature Reserve offers unspoilt beaches, crystal-clear waters, and a haven for birdwatching, where flamingos, herons, and other wildlife can be observed in their natural habitat. Visitors can explore scenic walking trails through salt pans, ancient ruins, and secluded coves, or simply relax on some of Sicily's most pristine beaches. The combination of sea, sand, and natural beauty makes it perfect for active exploration and relaxation.

For those interested in culture, history, and architecture, the nearby town of Noto is a baroque gem. Famous for its golden-hued buildings, ornate churches, and elegant palaces, Noto offers a picture-perfect setting for strolling through charming streets lined with artisanal shops and cafés. Guests can enjoy Sicilian delicacies, attend seasonal festivals, or admire breathtaking views from the town's vantage points. Its unique blend of history, culture, and gastronomy makes it a must-visit destination.

A short drive from the villa also opens access to other remarkable destinations. The coastline is dotted with sandy beaches, fishing villages, and scenic coastal roads. Further afield, towns such as Modica, Ragusa, and Syracuse offer an extraordinary combination of history, art, and gastronomy, from ancient churches and UNESCO-listed sites to traditional markets and renowned Sicilian chocolate. Whether seeking cultural excursions, seaside adventures, or gastronomic delights, the surroundings provide endless opportunities.

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The Property

Immersed in the heart of Sicily's nature, Property 10396 is a modern villa with a pool, providing the ideal setting for an authentic Sicilian experience. Set in an idyllic rural location close to the baroque town of Noto, this contemporary villa offers enchanting views of the surrounding countryside and the Ionian Sea beyond. Positioned near the Vendicari Nature Reserve and beautiful sandy beaches, and with accommodation all on one level, Property 10396 can sleep five guests in three bedrooms (two double bedrooms and one single room).

Surrounded by nature and set in a panoramic position, the property boasts an exclusive pool and a poolside area furnished with comfortable sun loungers, inviting guests to unwind. The beautiful scenery can be fully enjoyed from the well-equipped outdoor areas, which include wide patios and terraces. Offering a tranquil retreat, this delightful rural setting is framed by olive trees and Mediterranean flora. Here, guests can enjoy memorable lazy lunches with breathtaking panoramic views and magical starlit dinners.

Flooded with light, the villa features a generous open-plan living and dining room with a sofa and a large dining table. It also offers a fully equipped kitchen that opens onto the outdoor patio through a French window, where there is a spacious al fresco dining area shaded by a pergola. The villa sleeps five guests in three bedrooms: two double bedrooms and one single room. There are also two bathrooms

with showers (please note that the bathrooms are not en-suite). One of the bathrooms includes a washing machine.

PHOTOS







