



# Property 10678



**Number of beds: 3**  
**Bedrooms: 2**

## 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

## 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

2 bedrooms, including 1 double bedroom and 1 single bedroom. The double bedroom has a queen-size bed and can be converted into a twin room.



## Parking Space

Uncovered parking for two cars in front of the house.

### Heating

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

### High Chair

### Housekeeping

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

### Satellite TV

### Outdoor Hot Tub

Outdoor hot tub for up to three guests. Use and heating included in the price.

### 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 Iron 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

- 2 Bedrooms (1 Double Bedroom and 1 Single Room)
- 1 Bathroom With Shower
- Fully Equipped Kitchen
- Open-Plan Living And Dining Area
- Outdoor Patio With Outdoor Lounge And Dining Area
- Hot Tub With Paved Sunbathing Area
- Wide Patios And Terraces
- Handy Laundry Room
- Barbecue
- Fridge and Freezer
- Oven and Microwave
- Kettle and Italian Coffee Maker
- Toaster
- Iron and Ironing Board
- Laundry Room



# DESCRIPTION

Property 10678 – NOTO

2 Bedrooms

## Location and Surrounding Area

Property 10678 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 unspoilt nature at the heart of Sicily, Property 10678 is a modern villa with a hot tub, providing the ideal setting for an authentic Sicilian experience. Set in an idyllic rural location close to 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 10678 can sleep three guests in two bedrooms (one double bedroom and one single room).

Surrounded by nature and set in a panoramic position, the villa boasts an exclusive hot tub and a paved area with comfortable sun loungers, inviting guests to unwind. The stunning 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 citrus groves and olive trees. Here, guests can enjoy memorable lazy lunches with breathtaking panoramic views and magical starlit dinners.

Flooded with natural light, the villa features a bright open-plan living and dining area with a comfortable sofa, a small dining table, and a fully equipped kitchen with all the amenities you may need during your stay. The villa also offers an outdoor patio with an al fresco lounge and dining area overlooking the hot tub. The villa accommodates three guests in two bright bedrooms: a double bedroom and a single room. It also includes one bathroom with a shower and a handy laundry room.



# PHOTOS







