

Property 427



Number of beds: 16 + 6
Bedrooms: 8 + 2

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Tennis Court

Safe
Located in an area of the villa not accessible to staff.

Crib

Available For Events
The number of guests depends on whether the event takes place outdoors or in the dining room. Indoors it is possible to host up to 30 people.

Stereo system and DVD

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main Villa:8 bedrooms, including 4 double and 4 twin/double rooms.Old Boathouse:2 double bedrooms and a living room convertible into a bedroom.Single beds measure 90 x 200 cm; double beds 180 x 200 cm.

Bath amenities
Initial supply.

Butler

Parking Space
Parking is inside the property and not covered, with space for up to 10 cars. Included in the price.

Table Tennis

Swimming Pool
16 x 5 m.Depth: up to approximately 2 m.

Heating
Heating via both heat pump and radiators. Included in the price.

High Chair

Cook Service
Chef service three times a day, always within the 7-hour working range, including Saturdays and Sundays. Included in the price. Cost of food and drinks not included.

Housekeeping
Daily housekeeping. Included in the price.

Staff living on site
The staff living on the property consists of the butler and the owner, who have a separate entrance from the villa and reside in another building. Security is private and exclusive.

Pool Table

Satellite TV

Ceiling Fans

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 Orange is 28 km from Catania?Fontanarossa Airport, 69 km from Comiso Airport, 238 km from Falcone? Borsellino Airport, and 319 km from Trapani?Birgi Airport. The villa is 21 km from Lentini, 24 km from Carlentini, 30 km from Catania, 47 km from Augusta, 53 km from Acireale, 63 km from Zafferana Etnea, 67 km from Syracuse, 83 km from Avola, 88 km from Ragusa, 93 km from Noto, and 132 km from Modica.

FEATURES

Main Villa:

- 8 Bedrooms (4 Double Bedrooms + 4 Twin/Double Bedrooms)
- 8 Bathrooms
- Belvedere Multifunctional Space
- Library

Old Boathouse:

- 2 Double Bedrooms + 1 Convertible Living Room
- 3 Bathrooms
- Generous Covered Terrace

- Infinity Pool
- Spacious Poolside Area
- Outdoor Dining Area with Wood-Fired Oven
- Outdoor Lounge Area
- Private Tennis Court
- Orangerie with Greenhouse Drawing Room and Dining Area
- Lava Stone Fireplace
- Home Cinema
- Lush Garden





DESCRIPTION

Property 427 - LENTINI

10 Bedrooms

Location and Surrounding Area
Property 427 is in Lentini, a charming town in the province of Syracuse, in the heart of Eastern Sicily. Nestled among rolling hills and fragrant citrus groves, the villa enjoys a privileged position that offers both tranquillity and easy access to some of the island's most fascinating destinations. From here, guests can explore the baroque towns of the Val di Noto, the cultural treasures of Syracuse, and the natural beauty of Mount Etna and its surrounding vineyards. The nearby coastline is just a short drive away.

The area surrounding Property 427 offers a rich tapestry of cultural, natural, and culinary experiences. Just a short drive away lies the historic city of Syracuse, a UNESCO World Heritage Site celebrated for its ancient Greek ruins, charming Ortigia island, and elegant Baroque architecture. Visitors can stroll through lively piazzas, explore archaeological wonders such as the Greek Theatre and the Ear of Dionysius, or enjoy fresh seafood along the picturesque waterfront.

To the north, the imposing silhouette of Mount Etna dominates the horizon. The highest active volcano in Europe, Etna is a captivating destination for nature lovers, adventure seekers, and photography enthusiasts alike. Guests can explore its dramatic lunar landscapes on guided hikes or enjoy scenic drives through nearby towns like Zafferana Etnea and Nicolosi, where welcoming wineries and traditional trattorias offer unforgettable tastings of volcanic wines and time-honoured Sicilian dishes.

The surrounding countryside of Lentini is dotted with flourishing citrus groves, centuries-old olive trees, and peaceful country lanes perfect for long walks or leisurely bike rides. The golden beaches of the Ionian coast are easily accessible and offer a range of activities, from swimming and snorkelling to relaxed sunbathing and seaside lunches. Whether you are in search of history, unspoilt nature, or pure relaxation, the area around Property 427 invites you to experience the many authentic and fascinating faces of Sicily.

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The Property
Property 427 offers the perfect retreat in one of the most evocative corners of Southern Italy. Situated on a family-run citrus plantation, the estate has been transformed into a charming home-away-from-home set within 300 acres of fragrant orange groves. The Main Villa can sleep 16 guests in 8 bedrooms, including 4 double bedrooms and 4 twin/double bedrooms. During the high season, it is only possible to rent the main villa together with the Old Boat House, which can sleep 4 to 6 guests (2 double bedrooms and a convertible living room).

Surrounded by a lush garden, the villa boasts an infinity pool and a spacious poolside area furnished with sun loungers and deckchairs. Outdoors, you will find an al fresco dining area for up to 30 people, complete with a wood-fired oven, and a lounge area with chairs and benches. The outdoor area also includes a private tennis court. A short walk through the garden leads to the Orangerie, which houses a cosy greenhouse drawing room and dining area featuring a lava stone fireplace.

The spacious seating area in the Orangerie is a perfect place for conversation, reading, or simply enjoying the scenery visible through the windows. Adjacent is the dining area and a newly added home cinema. Charmingly detailed with antiques, walls hung with family portraits, a beautiful collection of old

parrot prints, and Sicilian porcelain, meals here are always a memorable occasion. It is easy to find a quiet spot around this gorgeous luxury retreat from which to admire the natural surroundings in peace.

Main Villa (8 Bedrooms):
On the upper floor of the villa is the Belvedere, a multifunctional space with breathtaking views of Mount Etna and the surrounding valleys stretching all the way to the Nebrodi Mountains. Situated amidst nature, Property 427's library is a haven for those seeking peace and quiet, and is ideal for meetings, meditation, yoga workshops, team building or painting. The eight exclusive bedrooms are in the Main House. Four are on the upper garden level, and the others on the ground garden level.

On the lower garden level of the villa, you will find a double bedroom and a twin room (one with an en-suite bathroom with shower and one with an en-suite bathroom with bathtub) and private entrance from the courtyard. On the same level, there are two twin rooms (one with an en-suite bathroom with shower and one with an en-suite bathroom with bathtub) and private entrance from the courtyard. These rooms can be converted into double bedrooms upon request.

Old Boat House (2 Bedrooms + 1 Convertible Living Room):
The Old Boat House, available upon request, has been fully refurbished and features two spacious double bedrooms, a versatile convertible living room, three modern bathrooms, and a generous covered terrace. The Old Boat House is suitable for 4 to 6 additional guests with the possibility of adding up to 4 camp beds for children. Please note that, during the high season, it is only possible to rent the Main House together with the Old Boathouse.

PHOTOS













































































