

# VILLA SPIAGGIA

ITALY | SICILY



**4 Bedrooms**



**6 Guests**



**£3660 - £5910 / week**



- › Air Conditioning
- › Beach within 10 minute walk
- › Family villa
- › Near shops/restaurants
- › Near the beach
- › With seaviews
- › With WIFI

"This is an amazing, newly built, family villa which boasts an enviable beachfront situation with direct access to the white sandy beach of Fontane Bianche, one of Sicily's most acclaimed resorts on the island's eastern coast".

Surrounded by an immaculate mature garden, Villa Spiaggia boasts panoramic terraces, a dining area with outdoor kitchen and a private access to the beautiful beach of fine sand. Plenty of indoor and outdoor space allows guests to find their own favourite spots, whether indoor or outdoor under the Sicilian sun. The ground floor includes a bright living area with sitting room and kitchen, a double bedroom and a bathroom. On the first floor there are three bedrooms with en suite bathroom. All rooms have air conditioning. Moreover Sicily's most beautiful south-eastern towns are only a few kilometres away from the villa, such as Syracuse, the baroque towns of the Val di Noto and the nature reserves of Vendicari, Pantalica and Cassibile, but also Taormina and the Mount Etna.

## ACCOMMODATION

### **Ground Floor:**

Bright living room, (Sat TV), ornamental fireplace.

Kitchen/ dining room.

Double bedroom.

Shower room.

### **First Floor:**

3 double bedrooms, en suite shower rooms (2 of the double bedrooms have smaller double beds more suitable as singles)

### **Grounds:**

2,000 m2 immaculate tropical garden with ample lawn areas, covered terrace with summer kitchen and outdoor dining facilities, further covered terraces with lounge facilities. Sunbathing area with sun loungers, outdoor shower, direct access to beach. Private gated parking.

## DISTANCES

Delicatessen 200 metres.

Restaurant 500 metres.

Shops (Cassibile) 2.5 km.

Sandy beach 10 metres.

Rocky beach 1 km.

Daily market (Siracusa) 17 km.

Golf (Floridia) 20 km.

Tennis court (Avola) 8 km.

Horse riding (Rosolini) 40 km.

Diving (Siracusa) 5 km.

Harbour (Siracusa) 16 km.

Siracusa 15 km.

Noto 20 km.

Catania 75 km.

Taormina 130 km.

Airport (Catania) 80 km.

Airport (Comiso) 100 km.

Fashion Outlet (Agira) 125 km.