

# Casa Morena

Region: ITALY

Sleeps: 4 Bedrooms: 2 Bathrooms: 2

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## Overview

Surrounded by extensive countryside dotted with olive, carob trees and dry stone walls so typical of the Sicilian landscape, this sleek modern villa with infinity, salt-water pool offers privacy and seclusion only a short distance from the coast, the beaches and many splendid historic towns along Sicily's south-east coast.

## Description

Noto (South East): Peace and seclusion, yet within easy reach of beaches and some remarkable towns, are some of the reasons for choosing this attractive modern villa with infinity, salt-water pool.

This beautifully kept property sits on a large plot of land halfway between the towns of Modica, Ispica and Rosolini and enjoys far reaching views over the sea and the surrounding countryside. The relaxing panoramic views can be enjoyed from the large terraces and the exclusive salt-water swimming pool (without chlorine). The villa offers tastefully furnished and decorated rooms that include a living room with kitchen, two double bedrooms and two shower rooms, therefore ideal for 2 couples or a family. Outside there is also a further bathroom with shower. The property boasts a strategic position: the baroque towns of the Noto Valley, such as Modica, Ragusa-Ibla, Scicli and Noto, but also the lovely beaches of Pozzallo, of the Vendicari nature reserve and Portopalo di Capo Passero are all a short drive away.

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## Layout

### ACCOMMODATION

(110 sqm)

(All on one level):

Entrance.

Living room, flat-screen TV, door to covered terrace.

Kitchen/ breakfast areas/ dining room, washing machine, dishwasher.

Bedroom 1: Double bed, shower room, door to garden.

Bedroom 2: Double bed, shower room.

### OUTSIDE

3,000 m2 flat grounds, garden with ample lawn areas.

Covered terrace with outdoor kitchen, BBQ and al fresco dining area.

Private salt-water 12m x 5m pool (depth: 0.40m-1.4m; open from 1/4 until

30/11), sunbathing terrace with sun loungers, outdoor shower. Lounging areas. Far reaching sea-views. Parking within the grounds.

### LOCAL AREA

Airport (Comiso): 58 km.

Airport (Catania): 110 km.

Airport (Palermo): 338 km.

Airport (Trapani): 419 km. 14 km.

## More Info

## Features

- Aircon
- WiFi Internet
- Sea View
- Private Pool

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Sandy beach (Ispica): 1. 6 km.

Rocky beach (Ispica): 1. 6 km.

Delicatessen: 3 km.

Restaurant: 4 km.

Shops, banks, restaurants (Rosolini): 6 km.

Weekly market - Saturday (Modica): 15 km.

Fashion Outlet (Agira): 156 km.

Golf (Floridia): 53 km.

Tennis court: 4 km.

Horse riding: 8 km.

Diving (Marzamemi): 27 km.

Harbour (Pozzallo): 23 km.

Modica: 15 km.

Noto: 21 km.

Marzamemi: 27 km.

Syracuse: 58 km.

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## Location



### DISTANCES

Lucca: 7 km (10 mins).

Pisa 17 km (25 mins).

Versilia coast, Forte dei Marmi beach 40 km (35 mins).

Florence 80 km (1 hour).

Rome 350 km (4 hours).

Cinqueterre 120 km (1h 20 mins).

Siena 150 km (1h 30 mins).

Airport (Pisa) 20 km (30 min).

Airport (Florence) 80 km (1 hour).

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## Photos



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