



## Luxury Villa Living

### Villa Gianni



Villa Gianni is in the town of Scicli, a Baroque pearl in the Val di Noto one of the towns on the UNESCO World Heritage List along with Ragusa, Ibla and Modica.

6 Bedrooms  
Sleeps 18  
Located in Scicli, Ragusa Area, Sicily, Italy





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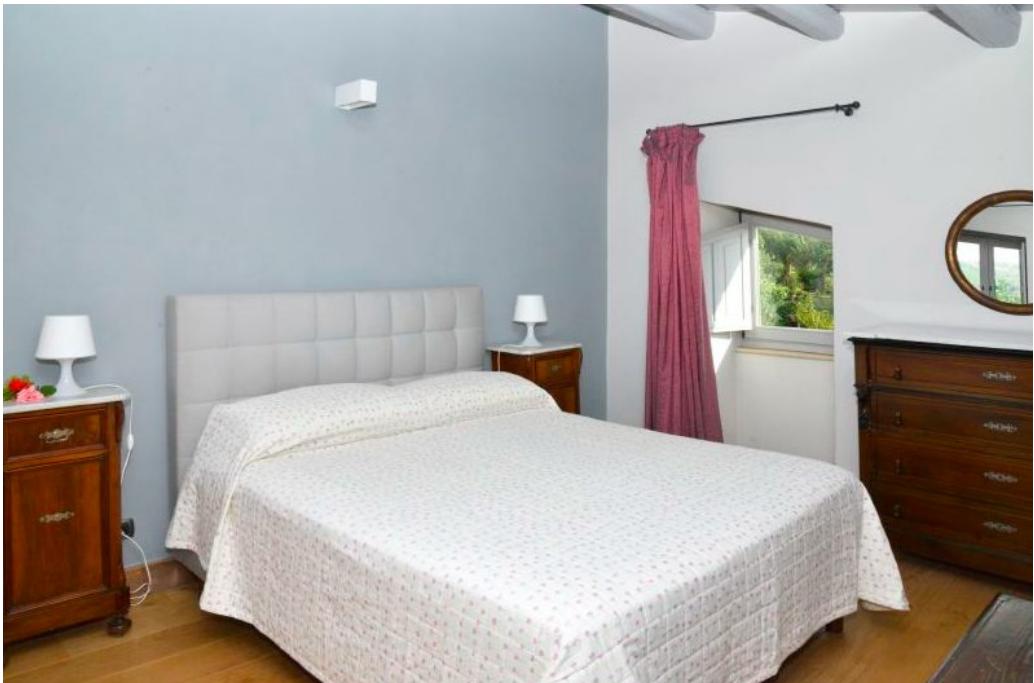


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### DESCRIPTION

Villa Gianni is old house typical of the Iblea area, recently renovated with great care and good taste not only in the fine details, but also in the choice of materials such as the use of the calcareous stone which is typical of this area and was used to build the attractive dry-stone walls and the splendid late Baroque architectural masterpieces.

The house is divided into three apartments, two of which are on the same floor and communicate internally. The house has every modern comfort and is well furnished.

The panoramic location of the building, at the summit of one of the hills surrounding the town, means that you can enjoy a splendid view of the sea and the town and over the hilly landscape with its typical local vegetation of carob, olive and almond trees.

A nice, furnished garden surrounds the property with a 5x10m swimming-pool and a perfumed vegetable garden with medicinal plants. Alongside the pool is a pool-house with living-room, kitchen and bathroom with shower, and also outside is a lovely furnished loggia. Air conditioning in all rooms.

The surrounding area has many seaside resorts and stunning beaches, the nearest and most famous of which are the beaches of Sampieri, which is around 7 Km away, and Plaja Grande (approx. 12 Km), from which, by walking along the seashore, it is possible to visit the river Irminio nature reserve, one of the many areas of naturalistic interest the region can offer.

#### GROUND FLOOR:

entrance,

living-room with double sofa bed + dinin-room with TV and fireplace,  
kitchen + dining room with dishwasher, oven, freezer, microwave and small wine cellar,  
storage room with washing machine,  
large equipped terrace.

#### FIRST FLOOR:

1 double bedroom with bathroom with shower, wardrobe and small panoramic terrace,  
1 double bedroom,  
1 bathroom with shower and bathtub.

Unit no. 2 (communicates internally with no. 1 - ULIVO)

#### GROUND FLOOR:

living-room with TV + cooking area + dining area,  
1 double bedroom,  
1 bathroom with shower.  
Furnished terrace.

#### Unit no. 3 (CARRUBO)

#### GROUND FLOOR:

large living-room with TV, fireplace and double sofa bed + kitchen + dining area,  
2 double bedrooms,  
1 bathroom with shower.  
Furnished outside area and external shower.

#### POOL HOUSE (ARANCIO):

living-room with double sofa bed + kitchen area,  
1 double bedroom,  
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1 bathroom with shower.  
Large furnished loggia.

### Amenities

Swimming Pool  
WiFi  
TVs  
Air Conditioning  
BBQ

### Staff

Housekeeper  
Further Staff Available on Request

### Flights

Here at Luxury Villa Living, we help you to create the perfect package. We can source and organise scheduled and chartered flights upon your request.

### The Extras

The Luxury Villa Living difference!  
We offer personalised and complimentary concierge services with each booking to make things as easy and stress-free as possible. From car hire to special restaurant reservations and more specific requests, we create a bespoke experience that is specially tailored for you

### Location

Ragusa, Sicily

