

### Terrazza Noto Amore Mio

### Noto

HOUSE SURFACE	140 sqm
BEDROOMS	3
BATHROOMS	2
VIEW	City
WATER	si
ELECTRICITY	si



# Bright Apartment in the Center of Noto, a UNESCO World Heritage Site

In the heart of the splendid Baroque city of Noto, a UNESCO World Heritage Site, we offer for sale a comfortable and bright apartment, located on the first floor of a historic building, accessible via an impressive pitchstone staircase. An ideal solution for experiencing authentic Sicily, combining architectural charm, convenience, and proximity to the sea.

The living area is approximately 130 square meters, spread across 5 rooms, including 3 bedrooms, 2 bathrooms, a large living room with open kitchen, and a spacious lounge. Upon entering, you're greeted by an airy and well-lit living area, complete with a bathroom with shower. An L-shaped corridor leads to the master bedroom, two single bedrooms, the main living room, and the second, larger and more functional bathroom. The spaces lend themselves perfectly to any interior customization, with the option of redesigning the layout to suit your individual needs.

The apartment features two balconies overlooking the city, a private terrace of approximately 10 square meters, ideal for relaxing, and an additional service terrace with a tank. The property also includes a small private courtyard and a storage room, both useful for domestic use. These outdoor spaces make the property perfect for those seeking light, air, and outdoor living.

The property is equipped with a heat pump heating system and wall-mounted electric hobs, and has an energy rating of G. The apartment enjoys excellent natural light and is a functional living solution, ready to be lived in or renovated according to contemporary tastes.

## $\mbox{A Strategic Location Between the Sea, Culture, and} \\ \mbox{Nature}$

Located in a convenient and central area, the property is just minutes from the beaches of Eloro and Vendicari, as well as natural destinations such as the Cava Grande del Cassibile Reserve. Nearby cities such as Syracuse (25 minutes), Marzamemi, Pachino, and Portopalo di Capo Passero (between 20 and 30 minutes) enrich the tourist and cultural offerings, making this property ideal for both tourism and residential use.

With its strategic location, generous spaces, customization options, and terraces overlooking the city, this apartment represents an excellent opportunity for those seeking a residence in the heart of Noto, or an investment for a vacation home or accommodation in the heart of the Val di Noto.

PRICE 410,000.00€

### Caratteristiche

- Panoramic
- Historical centre
- Landscape View





