

Casale Cozzo Bianco

Noto

HOUSE SURFACE 200 sqm

LAND SURFACE 15 ha

VIEW Sea

WATER si

ELECTRICITY si



A property to rediscover between the sea and Mediterranean nature

Our agency is offering for sale a rural house to renovate of approximately 200 square meters, located in the countryside of Noto, about 30 km from its famous historic center—a UNESCO World Heritage Site—and about 37 km from the pristine beaches of Eloro and Vendicari. The location, secluded yet accessible, offers absolute tranquility and an authentic connection with the Sicilian countryside, in one of the most evocative natural settings in the southeast of the island.

The property includes approximately 15 hectares of agricultural land, mostly arable and intended for the cultivation of Mediterranean crops such as wheat, legumes, and aromatic plants, or to be converted into an orchard or olive grove as required. The conformation of the land and its favorable exposure make it suitable for multiple uses, including professional agriculture or sustainable development. An opportunity for those who want to live off the land or invest in a quality agricultural project.

From the house and various points on the property, you can enjoy a panoramic view of the sea and the gulf, which embraces the horizon and enhances every corner of the land. This element, rare and precious in agriculture, gives the property great potential for residential or hospitality use: with some renovation, the existing building could be transformed into a private villa, a charming masseria, or an agritourism facility with unparalleled views.

A genuine opportunity in the heart of the Mediterranean

The house is already connected to the electricity and water networks, simplifying any renovation or construction project. These connections make the property immediately usable as an agricultural base or as an investment to be developed gradually, exploiting the potential of the property and the size of the land.

This property offers a rare combination of location, size, panoramic views, and potential. Its distance from the town center guarantees peace and privacy, but it remains well connected to the main roads and the natural and cultural wonders of the Val di Noto. It is the perfect solution for those who dream of a personal project in the countryside, with a view of the sea and roots deep in Sicilian soil.

PRICE

175,000.00 €

Caratteristiche

- Panoramic
- Sea View
- Lemon grove planting
- Olive grove planting
- Carob tree planting
- Almond tree planting
- Landscape View
- Sea

