

# Oasi Iblea

## Noto

HOUSE SURFACE	345 sqm
LAND SURFACE	2.5 ha
VIEW	Overview
WATER	si
ELECTRICITY	si



### A Unique Opportunity in the Heart of Sicily

A few kilometers from Noto, the magnificent city that is the queen of Sicilian Baroque, lies this spectacular accommodation property for sale. Nestled in a 2.5-hectare plot enriched by more than 100 ancient olive trees, this property offers an enchanting atmosphere and a privileged location that makes it ideal for a successful hospitality business.

The hotel property includes several rooms, all air-conditioned and self-heating, designed to ensure maximum comfort for your guests. Two 35-square-meter quad rooms, two 25-square-meter rooms and one 20-square-meter room are available. In addition, the 35-square-meter reception room and the 130-square-meter tasting room offer the opportunity to organize events, tastings or simply welcome guests in an elegant and comfortable environment. The 40-square-meter kitchen is equipped to meet the needs of an accommodation facility.

The property is enhanced by a charming botanical garden of about 2,000 square meters, a true piece of paradise for visitors. Here you can find a biodesign swimming pool, a whirlpool and an area dedicated to aerotherapy, which add a touch of luxury to the environment. The 500-square-meter solarium and adjacent bathrooms offer all guests a space to relax and enjoy the beautiful Sicilian climate. In addition, the large private parking area ensures convenience for those visiting the facility.

### A Breathtaking View and Potential for Growth.

There are wooden houses on the property equipped to accommodate 4 to 6 people, complete with air conditioning and fully equipped kitchen, proposing an attractive alternative for family groups or small groups. To support the accommodation business, the property includes a

laundry/utility room, showers and a bathroom for the disabled, ensuring that every need is met for a comfortable stay. Finally, the fully equipped barbecue area is ideal for convivial evenings outdoors.

PRICE  
700,000.00 €

The grounds enjoy a panoramic view that covers about 270 square meters, providing moments of serenity and beauty to visitors. With a total capacity to accommodate 28 people, the property offers significant development opportunities, including the possibility of building a small janitor's residence. This property is an incredible investment, enhanced by the surrounding scenic area and the variety of receptive services offered.

This property, with its exclusive features and exceptional location, represents a real investment opportunity in Sicily. Whether you are looking to start a receptive activity or to expand your real estate portfolio, this property is proposed as a strategic choice with great potential. Don't miss the chance to make this part of Sicilian paradise yours and turn it into your ideal reality.

Caratteristiche

- Garden
- Garage
- Pool
- Panoramic
- Sea

