

# Casa Balat 2

## **Noto**

HOUSE SURFACE	400 sqm
LAND SURFACE	6 ha
VIEW	Panoramic
WATER	no
ELECTRICITY	no



### **Tranquillity and Sea 17.0 km away – The 6.0 Hectare plot of land in Noto**

An enchanting property in Noto, an authentic jewel that combines historical charm with the natural beauty of Sicily. Located just 11.0 kilometres from the heart of the historic centre of Noto, a UNESCO World Heritage Site, this property offers a rare opportunity to immerse yourself in the culture and architecture of this extraordinary Baroque city.

The 6.0 hectare plot embraces the tranquillity of the Sicilian countryside, offering generous space to create your own piece of paradise. Within this spacious setting, you will find 400 square metres of fascinating historic buildings, ready to be restored and customised according to your wishes. These ancient structures, rich in history and character, present a unique opportunity to create a one-of-a-kind residence.

### **Panoramic View and Mediterranean Macchia – The Unique Landscape Context**

The property's location, only 17.0 kilometres from the beautiful Sicilian beaches, adds a touch of magic to its appeal. You can enjoy relaxing days by the sea and then retreat to your oasis of peace and serenity.

The landscape surrounding the property is enriched by the presence of the typical essences of the Macchia Mediterranea, creating an authentic and evocative environment. Every day will be an opportunity to immerse yourself in unspoilt nature and enjoy spectacular sunsets.

### **Noto: Create Your Oasis – History, Culture and Sea in One Scenery**

This property offers a complete experience, combining the rich history of Noto, the natural beauty of the Sicilian countryside, and proximity to breathtaking beaches. It is the perfect opportunity for those seeking a unique residence where history, culture and beauty come together harmoniously. Do not miss the opportunity to create your own exclusive retreat in one of the most fascinating corners of Sicily.

**PRICE**

135,000.00 €

**Caratteristiche**

- Planting Arable

