

# Villa Patrizia

## Noto

HOUSE SURFACE	270 sqm
LAND SURFACE	8,000 sqm
VIEW	Panoramic
WATER	si
ELECTRICITY	si



### History That Relives: Historic Houses for Renovation

This charming property, located a few kilometers from the beaches of Eloro and Vendicari, is a true oasis of tranquility and beauty. The 0.8-hectare plot offers not only space for the renovation of existing historic buildings, but also the opportunity to create a lush garden that embraces the natural beauty of the area. Imagine walking through centuries-old olive groves, breathing in the fresh air laden with the scents of citrus and carob.

Historic buildings, with their traditional architecture, tell stories of the past and are just waiting to be brought back to life. You can be inspired by the original features, such as vaulted ceilings and terracotta floors, as you transform this property into a retreat that blends the authenticity of the past with modern comfort.

### Among the Essences of Nature: The Magic of the Mediterranean Scrub

The landscaped setting offers not only a relaxing atmosphere, but also the opportunity to enjoy splendid panoramic views of the Sicilian countryside. The changing colors of the Macchia Mediterranea, with its aromatic wild herbs and colorful flowers, create a perfect backdrop for this unique property.

This mansion, once restored, will become a place where you can fully immerse yourself in Sicilian culture and its relaxed lifestyle. Imagine sipping a glass of local wine on your terrace, admiring the breathtaking sunsets that paint the sky in warm, enveloping hues.

### Experience Authenticity: A Unique Refuge Between History and Nature

The investment opportunity that this property offers is exceptional, allowing you to create your dream home or develop a property that can accommodate guests eager to have an authentic experience in Sicily.

Simply put, this property in Noto is much more than a home; it is an invitation to immerse yourself in the history, nature and timeless beauty of this fascinating Sicilian region. Don't miss the opportunity to create your own piece of paradise in one of the most striking places on the island.

**PRICE**  
220,000.00 €

### **Caratteristiche**

- Garden
- Panoramic
- Orange grove planting
- Lemon grove planting
- Olive grove planting
- Carob tree planting
- Landscape View

