

# Villa Terra du Suli

## Avola

HOUSE SURFACE	140 sqm
LAND SURFACE	1,600 sqm
VIEW	Sea, Overview
WATER	si
ELECTRICITY	si



### **Mediterranean Enchantment: Your Seafront Villa in Avola**

In the beautiful setting of Avola, just 8 km from historic Noto, a Unesco heritage site and capital of the Baroque, our luxury agency is delighted to present an exclusive property that promises to be your personal retreat or profitable investment. Located in one of the most sought-after seaside resorts for its crystal-clear water, this detached villa offers a unique beachfront living experience.

### **An Oasis of Peace and Beauty**

The property extends over a generous plot of approximately 1,600 sqm, embraced by a lush garden and a large driveway area. The property, with a covered area of 140 square metres, accommodates a comfortable living area with eat-in kitchen, three spacious bedrooms and two bathrooms, representing Mediterranean escapism par excellence.

### **Breathtaking view from the terrace**

An external masonry staircase leads to a panoramic terrace from which one can admire the entire coastline. This outdoor space, a veritable stage on the Mediterranean, offers a view of the seascape that enchants and regenerates, making it the ideal place for memorable evenings or simple moments of relaxation.

### **A Treasure with Dependence**

Included in the sale is a charming dependence with private bathroom, adding value and flexibility to the use of the property, both as an additional private guest space and as a potential source of income.

### **Not Just a Residence, But an Investment**

Due to its proximity to Noto and other popular tourist destinations such as Marzamemi and Portopalo di Capo Passero, this villa is an excellent choice both for those who desire an exclusive holiday residence and for those aiming for an investment in family-run accommodation.

**PRICE**  
630,000.00 €

This seafront villa in Avola is not just a luxury residence but an opportunity to be seized, an investment in a corner of paradise that promises tangible returns and unforgettable moments.

### **Caratteristiche**

- Garden
- Panoramic
- Sea View
- Olive grove planting
- Planting Arable

