

### Villino Suon di Fiume

#### Noto

HOUSE SURFACE	175 sqm
LAND SURFACE	3,000 sqm
UNIT	2
ROOMS	8
BEDROOMS	2
BATHROOMS	2
VIEW	Campagna
WATER	si
ELECTRICITY	si



# Author's Dependance: An Extra Space for Your Exclusive Lifestyle

Welcome to the heart of beautiful Sicily, where our luxury agency is thrilled to present two magnificent villas already habitable, nestled in the beauty of the countryside near the baroque town of Noto. These unique residences are an extraordinary opportunity for those seeking a luxury home in a serene and evocative setting.

The first house, with an area of 55 square meters plus a veranda of 30 square meters, offers a cozy and refined atmosphere. Inside, a spacious and elegantly furnished living room welcomes guests, while a bright bedroom, bathroom and fully equipped kitchen cater to every need. The property also boasts an outbuilding of about 90 square meters, featuring a large living room with library, a bedroom and a bathroom, offering extra space for guests or recreational activities.

## Privacy and Nature: Private Access to the River and 3.000 sqm of Land

The property is distinguished by its private access to the river, creating an atmosphere of tranquility and connection with nature. The water supply is provided by a borehole, while the connection to the electricity grid offers comfort and modernity. The surrounding land, spread over about 3.000 sqm, is enriched by impressive trees that give the property an aura of privacy and serenity. A magnificent garden, rich in Mediterranean essences, completes the atmosphere, providing an ideal space for moments of relaxation.

### Invest in Sicilian Charm: Exclusivity and Beauty Without Boundaries

The location is simply striking, with the total immersion in nature that makes this property an exclusive and private oasis. A unique opportunity for those who wish to invest in the Sicilian territory, living in a corner of paradise where luxury and beauty blend harmoniously. Do not miss this extraordinary opportunity to own a prestigious home in beautiful Sicily. Contact our luxury agency to arrange a visit and discover all the wonders of these two magnificent villas.

PRICE 280,000.00€

#### Caratteristiche

- Garden
- River
- Mediterranean Essences





