

# Villa Panorama del Marchese

## Noto

HOUSE SURFACE	95 sqm
LAND SURFACE	5,700 sqm
UNIT	1
BEDROOMS	1
BATHROOMS	1
VIEW	Sea, Overview
WATER	no
ELECTRICITY	si



### A Refuge of Peace and Beauty in Noto

In the heart of the Sicilian countryside, we offer for sale a spectacular villa that offers breathtaking views of the sea and the idyllic landscape that surrounds it. This exclusive residence is an oasis of tranquility and natural beauty, located in Noto, a jewel of Sicilian Baroque.

The villa has an area of about 95 square meters, with the remarkable possibility of building another 50 square meters of dwelling, an opportunity to be exploited.

### Elegant and Cozy Interiors

The interior of the villa features a spacious living room that integrates a modern kitchen, ideal for convivial moments with family or friends. The warmth of the fireplace adds a touch of intimacy and comfort, making each space cozy and relaxing. The bedroom, elegant and quiet, offers the perfect rest after a day of exploring.

### Outdoor Living

Outside, a vast open space invites you to experience the surrounding nature intensely. Here, every moment of the day offers a new perspective on the beautiful landscape, whether you are enjoying a fiery sunset over the sea or cultivating your own private garden.

### A Rich and Productive Land

The 5700-square-meter grounds include a productive olive grove and native Mediterranean scrub essences, helping to create a vibrant and lush environment around the villa. This combination not only enriches the residents' daily lives but also offers potential economic benefits.

## Secure and Peaceful Investment

With easy access to modern conveniences, including connections to the electricity grid, this villa represents an excellent investment opportunity. Whether sought as a personal residence or as a property for income, this is a valuable acquisition in one of the most beautiful areas of Sicily.

### PRICE

295,000.00 €

## Caratteristiche

- Garden
- Mediterranean Essences
- Panoramic
- Sea View
- Olive grove planting
- Peaceful Location
- Top of the hill

