

Villino Nudo

Canicattini Bagni

HOUSE SURFACE	238 sqm
LAND SURFACE	800 sqm
UNIT	1
VIEW	Over view
WATER	si
ELECTRICITY	si



An Oasis of Potential in the Sicilian Countryside

Our luxury agency in Sicily is pleased to present a country villa for sale, strategically located just minutes from Canicattini Bagni. This two-story, 800-square-meter villa represents an unmissable opportunity for those who wish to create an exclusive residence in one of Sicily's most fascinating natural settings. Although it is a non-habitable structure, it offers an excellent opportunity to develop a custom residential project that combines tradition with modern elegance.

The villa is divided into a ground floor of 145 square meters and a second floor of 80 square meters, offering large spaces that can be customized to meet the needs of the future owner. This layout allows for the design of a functional and cozy home, with the possibility of including daily and intimate areas. In addition, there is a 13 sqm woodshed, useful for wood storage or for possible future renovations and projects, thus increasing the value of the property.

Strategic Location and Easy Access

Located in an area inhabited year-round and well connected, the villa offers easy access to the beautiful coastline of Fontane Bianche and the highway interchange. It is also in close proximity to attractions such as Noto, Cavagrande, and other destinations of historical and natural interest. The convenience of this location allows you to live in harmony with the tranquility of the countryside, while remaining within easy reach of all of Sicily's most renowned attractions.

This villa is a perfect option for those who wish to build a dream home in

Sicily. The possibility of developing a unique project is supported by the beauty of the surrounding landscape and the natural features of the region. Investing in this villa means not only getting a property with ample potential, but also a retreat that promises to become a true piece of paradise.

Contact us for more information and to arrange a visit to this extraordinary property, where the dream of a country villa can become a reality.

PRICE
85,000.00 €

Caratteristiche

- Garden
- Panoramic
- Peaceful Location

