

Lemon Maris

Avola

HOUSE SURFACE	100 sqm
LAND SURFACE	4 ha
UNIT	1
VIEW	Sea, Overview
WATER	si
ELECTRICITY	si



PRICE
220,000.00 €

Caratteristiche

- Garden
- Mediterranean Essences
- Panoramic
- Sea View
- Olive grove planting
- Carob tree planting

An Oasis of Authentic Nature in the Heart of Sicily

For sale is a beautiful 4-hectare property located between Avola and Noto, immersed in the quiet and beauty of the Sicilian countryside. The large and varied land hosts a rich vegetation composed of olive trees, carob trees, a citrus grove in production and typical Mediterranean scrub, creating a natural environment of great charm and authenticity. A perfect place for those seeking space, privacy and direct contact with nature.

Within the property there is a rural house of about 100 square meters, completely to be restored, which offers several design possibilities: from the renovation in rustic style to the transformation into a modern residence respecting the context. On the other hand, the highest part of the land, panoramic and dominant, represents the ideal area for a new construction with open views of the sea and the surrounding countryside, which stretches as far as the eye can see in every direction.

Strategic Location Between Sea, Culture and Connections

The property is located in a privileged position: just a few kilometers from the cities of Avola and Noto, famous for their history, culture and gastronomy, but also close to the highway and the wonderful beaches of the Ionian coast. This combination of nature, views, tranquility and accessibility makes the land ideal both for residential use and for a rural hospitality or agritourism project. A rare opportunity to live or invest in one of the most fascinating areas of Sicily.

