

Casa del Santino

Noto

HOUSE SURFACE	95 sqm
LAND SURFACE	3 ha
UNIT	3
VIEW	Sea
WATER	si
ELECTRICITY	si



An Authentic Shelter in the Heart of the Sicilian Countryside

A few kilometers from Noto, in a hilly area of rare beauty and absolute tranquility, we offer for sale an interesting complex of rural farmhouses, consisting of two small stone houses of 30 sq. m. and 25 sq. m. respectively, as well as a portion of a ruin of about 40 sq. m. All the structures are totally in need of restoration, but preserve intact the charm of the Sicilian building tradition. The property is set within a plot of about 3 hectares, partly planted with olive trees and partly left to Mediterranean scrub, with spectacular views of the surrounding landscape. The view opens to 360 degrees, embracing the sea in the distance, the green hills and the typical reliefs of the Syracuse hinterland. A perfect natural setting for those who wish to live immersed in the quiet of the Sicilian countryside.

The property is located a few minutes from Canicattini Bagni and about 30 minutes from the Ionian coast, making it easily accessible but at the same time isolated from urban chaos. Noto, with its Baroque architecture and cultural heritage, is only a few kilometers away. This location makes it ideal both as a private residence and as an accommodation or agricultural facility.

A Unique Opportunity to Invest in the Truest Sicily

In addition to the renovation of existing farmhouses, the property offers the possibility of building a new villa or extensions in compliance with local regulations, making the most of the available building potential. Whether one chooses to renovate in a rustic style or to integrate contemporary elements, the context lends itself to creating a dwelling of great character, authentic and integrated into the landscape.

This proposal represents a rare opportunity for those who wish to invest in a

valuable real estate project with ample possibilities for customization and development. Ideal for those who dream of a life in contact with nature, among ancient olive trees, Mediterranean scents, and sunsets over the sea. A place where you can build your own corner of Sicily, respecting the history and beauty of the area.

PRICE

130,000.00 €

Caratteristiche

- Garden
- Mediterranean Essences
- Sea View
- Olive grove planting
- Several Bodies
- Peaceful Location

