

# Villa Terra Rossa

## Noto

HOUSE SURFACE	120 sqm
LAND SURFACE	2.3 ha
UNIT	1
ROOMS	4
BEDROOMS	2
BATHROOMS	2
VIEW	Valley
WATER	no
ELECTRICITY	si



### **A villa to customize, nestled between the countryside, the sea, and Sicilian beauty**

Just 5 minutes from Noto and about 10 minutes from the sea, we are offering for sale a villa under construction of approximately 120 square meters, with a 30-square-meter veranda, set in a charming natural setting in the Sicilian countryside. The property is situated in a particularly attractive location for those wishing to live or invest in one of the most beloved areas of southeastern Sicily, close to the Baroque town of Noto, the most picturesque beaches along the coast, and the region's main points of interest. The design features a modern and functional layout, with two bedrooms, two bathrooms, a kitchen with a living area, and a utility room.

The current unfinished state offers a major advantage: the opportunity to complete the villa according to your own taste, choosing materials, finishes, colors, and custom architectural solutions. This feature makes the property ideal both for those seeking a private residence in nature and for those wishing to create a custom second home or a real estate investment to enhance.

### **Fruitful land, panoramic views, and exclusive access to the river**

The villa is surrounded by approximately 2.3 hectares of land, rich in trees typical of Sicilian agricultural tradition: 50 olive trees, 10 carob trees, 7 almond trees, and 5 centuries-old olive trees, which lend the property authenticity, character, and a strong connection to the Mediterranean landscape. A truly rare and precious feature is the exclusive direct access to the river, perfect for enjoying moments of relaxation, refreshment, and swimming in a secluded natural setting. The view of the Durbo Valley further enriches the property, lending openness, light, and depth to the

surrounding landscape.

There is also a remaining building allowance of approximately 40 square meters, ideal for potential future expansions, a guesthouse, a study, a guest area, or additional spaces. This listing represents a rare opportunity for those seeking a country villa near Noto, complete with land, panoramic views, privacy, nature, and the sea just a short distance away. A property with great potential, perfect for those dreaming of an authentic Sicilian retreat, a charming vacation home, or an investment in one of Sicily's most sought-after areas.

**PRICE**

390,000.00 €

**Caratteristiche**

- Garden
- Mediterranean Essences
- Olive grove planting
- Carob tree planting
- Peaceful Location

