

Villino Rigoglioso

Avola

HOUSE SURFACE	150 sqm
LAND SURFACE	510 sqm
UNIT	1
BEDROOMS	4
BATHROOMS	2
VIEW	Overview
WATER	si
ELECTRICITY	si



A Semi-Detached Villa in the Greenery of Avola Antica

In one of the most scenic and peaceful areas of the province of Syracuse, in Avola Antica, we offer for sale a semi-detached villa of approximately 150 sqm, spread over two levels and set on a well-maintained 510 sqm plot. The garden, rich with ornamental and fruit trees, surrounds the home in a relaxing natural setting—ideal for families or anyone seeking a quiet residence not far from the sea.

The property is in good condition and immediately habitable, with spacious and well-distributed rooms. On the ground floor, you'll find a large double living room with a fireplace and a wood stove, a bedroom, a bathroom, and a fully equipped kitchen with access to a rear veranda overlooking the garden. The main entrance is preceded by a spacious, well-appointed veranda—perfect for outdoor lunches, summer dinners, and relaxing gatherings.

An internal staircase leads to the first floor, which comprises the sleeping area with three bedrooms and a bathroom with a shower. The bedrooms are equipped with hot/cold air conditioning units, ensuring year-round comfort. Notable finishes include dark wood interior doors, vintage ceramic floors, and double exterior window frames, which enhance both energy efficiency and the home's charm.

The villa is already connected to high-speed internet/fiber, features active surveillance cameras, and includes a 6,000-liter independent water tank, in addition to being connected to the municipal water and sewage systems. These features make the property fully functional for continuous residential use—either as a primary residence or as a seasonal retreat.

A Complete Solution Offering Comfort, Space, and Location

Situated within a residential complex with spacious common areas, the villa also benefits from public sports courts (one basketball, one soccer), perfect for children to play safely outdoors. The town center of Avola is just a few minutes' drive away, offering all essential services, schools, shops, and quick access to the area's main roads.

Its strategic location allows you to easily reach some of southeastern Sicily's most famous natural and tourist destinations. Just minutes away are the Cavagrande del Cassibile Nature Reserve, the sea, and the golden beaches of Avola. In around 10 minutes, you can reach iconic places such as San Lorenzo, Marzamemi, Lido di Noto, and the baroque town of Noto, a UNESCO World Heritage Site. Syracuse and the beautiful island of Ortigia are also close by. Catania International Airport is approximately a 50-minute drive.

This semi-detached villa is a complete housing solution for those looking to live in a peaceful, green, and secure environment with generous indoor and outdoor spaces—without giving up the convenience of nearby services or the proximity to Sicily's natural and cultural treasures. A versatile, move-in ready property offering an excellent balance of quality, location, and price.

PRICE
150,000.00 €

Caratteristiche

- Garden
- Mediterranean Essences
- Partially refurbished
- Peaceful Location

