REAL ESTATE
HOME SUD HOME

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Villa Love

Noto

HOUSE SURFACE	163 sqm
LAND SURFACE	6,000 sqm
UNIT	1
BEDROOMS	3
BATHROOMS	2
VIEW	Noto, Sea, Iblei
WATER	si
ELECTRICITY	si

Living in Nature with Views of Noto and the Sea

Just a few minutes from the historic center of Noto, this charming villa offers a rare opportunity to live immersed in the tranquility of the Sicilian countryside, while remaining well connected to the city's amenities. The property, with a total area of approximately 93 square meters spread over two levels, is enhanced by a basement of an additional 70 square meters, connected by an internal staircase and easily finished according to personal needs. On the ground floor there is an entrance hall with living area, a functional kitchen, a bathroom, and a laundry room; on the first floor there are three bedrooms, a second bathroom, and a storage room. The rooms are spacious and bright, ideal for both a permanent residence and a vacation home.

The surrounding land, approximately 6,000 square meters, is enriched with ornamental plants, olive trees, and typical Mediterranean essences. The panoramic veranda offers an open view that embraces the skyline of Noto, the sea, and the rolling hills of the Iblei, providing the perfect setting for relaxing outdoors. The property is also equipped with an automatic gate, video surveillance system, and systems already in place for comfortable and secure living. A perfect solution for those seeking authenticity, tranquility, and a privileged location in the Sicilian countryside.

Comfort and Potential in a Strategic Location

The villa is in good structural condition and can be lived in immediately, with scope for personalization and the possibility of further enhancing the existing spaces. The 70 m² basement, already connected internally, lends itself to multiple uses: relaxation area, tavern, study, or small annex. The internal layout is well designed and makes the property functional for both a family home and a hospitality project.

The location is one of the property's strong points: less than 10 minutes from Noto and easily accessible via main roads, it allows you to live in the countryside without sacrificing proximity to the sea, the highway, and the main cultural centers of southeastern Sicily. The combination of views, accessibility, and environmental quality makes this villa an ideal proposition for those who want to invest in an authentic property with high-level residential or tourist potential.

Caratteristiche

- Garden
- Panoramic
- Sea View
- Olive grove planting
- Fruit trees