

Villa Graziosa

Noto

HOUSE SURFACE	253 sqm
LAND SURFACE	1,500 sqm
UNIT	1
BEDROOMS	3
BATHROOMS	2
VIEW	Overview
WATER	si
ELECTRICITY	si



PRICE
199,000.00 €

Caratteristiche

- Garden
- Panoramic
- Orange grove planting
- Olive grove planting
- Peaceful Location
- Fruit trees

Land with orchard and dual entrances: ample parking and existing amenities

Outside, the property features approximately 1,500 square meters of land with fruit trees, olive trees, citrus trees, and ornamental plants, creating a productive and picturesque Mediterranean garden. The outdoor space is ideal for relaxation areas, a playground, pergolas, or small-scale home gardening projects, with the convenience of a setting that is already organized and livable. A significant plus is the parking area of approximately 100 square meters, convenient for multiple cars and any guests.

In terms of amenities, the house is already equipped with a pellet stove, a propane boiler, an electric generator, and an electric gate, with two entrances that enhance convenience and flexibility of use. A complete solution for those seeking a move-in-ready, spacious, and easily accessible home, strategically located between the inland and the sea.

