REAL ESTATE
HOME SUD HOME

Via Tommaso Fazello, 228
96017 Noto Siracusa

+39 0931 891681
info@homesudhome.com

Fattoria Don Nele

Ragusa

HOUSE SURFACE	1,200 sqm
LAND SURFACE	10 ha
UNIT	5
VIEW	Overview
WATER	si
ELECTRICITY	si

Large Farm in Ragusa: Residential Buildings, Farm Structures, and Accommodation Potential

A large farm is for sale in Ragusa, featuring a residential section and a section requiring restoration. It is ideal for those seeking an investment in Sicily with ample space and significant potential for development. The property includes a 139-square-meter main house and several farm buildings: a caretaker's house, an oven, rooms, warehouses, milking parlors, and ruins, for a total area of approximately 1,200 square meters. A significant property, already set up for agricultural use and adaptable for a hospitality project, thanks to the presence of multiple spaces and service areas that can be easily converted into guest quarters, storage areas, workshops, tasting rooms, or spaces dedicated to experiential tourism and rural lifestyle.

The main house offers a functional layout ready for immediate living: living room, master bedroom, kitchen, single bedroom, bathroom, and storage room. It serves as a solid residential base, ideal for on-site farm management or for the initial phase of launching the project, while the buildings awaiting restoration allow for a progressive and personalized development process.

10 hectares with potential for expansion: barns, milking parlor, and Mediterranean crops

The farm spans 10 hectares of land, with the potential to add an additional 8 hectares of arable land, further expanding the scale and production opportunities. Typical Mediterranean crops such as olive trees, carob trees, and lemon trees are present, contributing to the property's identity, landscape, and agricultural potential, while also enhancing any potential hospitality project tied to local products and the region. The operational area includes 4 barns, a milking parlor, and a farmhouse—a perfect

combination for livestock and agricultural activities or for conversion into a multifunctional farm featuring agritourism, an educational farm, glamping, an eco-retreat, or rural lodging.

A solid, well-structured opportunity in the Ragusa area: significant land, numerous buildings, a section ready for immediate habitation, and ample room for development. Ideal for those seeking an investment in Sicily focused on production, hospitality, and the enhancement of rural heritage.

PRICE
380,000.00 €