

# Kypeiros

 Noto (Italy)

Property ID: HSH\_1123 -2022



Property code **HSH\_1123-2022**. Kypeiros. We offer for sale a spectacular receptive structure a few kilometres from Noto, the queen city of Sicilian baroque. The location extends over a plot of 2,5 HA, embellished by more than 100 centuries-old olive trees. The property includes 2 quadruple rooms of 35 square metres, two rooms of 25 square metres and one of 20 square metres, a reception room of 35 square metres, a tasting room of about 130 square metres and a kitchen of 40 square metres, for a total of 345 square metres. The rooms are all air-conditioned, with independent heating and independent access to the rooms. The property is enriched by a botanical garden of about 2000 square metres, with a bio-design swimming pool, hydro-massage and aerotherapy, with a solarium of 500 square metres and bathrooms. The property benefits from a large private car park and includes an area equipped with wooden houses that can accommodate from 4 to 6 people, with air conditioning and fully equipped kitchen. The facilities also include a laundry/utility room, showers and a bathroom for the disabled. The location has a fully equipped barbecue area. On the ancillary land there is a mushroom house and several sprayers. The grounds have a spectacular panoramic view and cover some 270 square metres. The complex can accommodate 28 people, with the possibility of building a small residence for the caretaker. The entire property, enhanced by the panoramic area in which it is located, with all its facilities, makes it a real investment opportunity in Sicily.

## Features

**Land** – 2,5 HA

**Water** – Yes

**Power Supply** – Yes

**Hamlet** – 345 sqm

**Protected Area** – Protection Level 2

**Sea View** – Yes

**Price** – Reserved Negotiation