

## Masseria San Marco

 Noto (Italy)

Property ID: HSH\_819-2021



Property Code HSH\_819-2021 Masseria San Marco

In one of the most picturesque places of the Netino countryside, we offer for sale a rural complex from the second half of the 18th century. This is a typical Sicilian masseria consisting of the baronial residence, the residences of the factors, stables, storage and processing rooms for the products of the land and the church. The buildings, with a total area of 2500 square meters, are connected by internal beams and common areas of about 4000 square meters. The complex, of great historical and cultural importance, boasts an appurtenant area of 55 hectares, roughly divided into 15 hectares of pasture and Mediterranean scrub and 40 hectares of arable land or planted with olive and carob trees. The property in its western part is crossed by a perennial stream that serves as a reservoir of biodiversity boasting endemic Sicilian animal and plant species. Along its course are ancient buildings, including a 19th-century mill with a surface area of about 240 square meters. A proprietary artesian well, having a flow rate and consequent irrigation capacity of more than 31 l/s, guarantees an unparalleled water supply. This property is an excellent example of an investment in the Hyblaean territory, to be used as a private residence or accommodation facility.

### Features

**Plot Size – 55 HA**

**Water – Yes (Well) Power Supply – Yes**

**Building – 2500+250 SQM**

**Protected Area – Protection Level 2**

**Sea View – Yes**

**Price – € 1.250.000,00**