

## Tenuta Ercole

 Noto (Italy)

Property ID: HSH\_1465-2022



Property Code HSH\_1465-2022 | Tenuta Ercole

We offer for sale less than 7 km from the city of Noto, queen of the Sicilian Baroque, an arable land of about 30 hectares and several cottages for over 470 square meters. The land has a super panoramic view, of the surrounding area and the sea and is enriched by typical essences of the Mediterranean scrub. The land is easily accessible and the logistics to the city are very easy. Since it is agricultural land, it is possible to build one percent of its extension and/or develop the existing building, consequently one can extend the dwelling or build new villas within it. The property already benefits from connection to the water network and is easily connected to the electricity network. The property presents itself as an excellent investment opportunity in the Sicilian territory given the short driving distance to the city and the size of the land.

### Features

**Plot Size – 30 HA**

**Water – Yes**

**Power Supply – Yes**

**Building – 470 SQM**

**Protected Area – Protection Level 2**

**Sea View – Yes**

**Price – Reserved Negotiation**