

## Villino delle Riviste

 Noto (Italy)

Property ID: HSH\_1473-2022



Property Code HSH\_1473-2022 | Villino delle Riviste

We offer for sale, a few kilometers from the city of Noto, a beautiful property consisting of a property already immediately habitable of about 110 +170 square meters of basement, with two bedrooms, a bathroom, a large kitchen and a terrace with a view, and a ruin of about 115 square meters with a small terrace. The property is set within a magnificent plot of land with a total area of about 2.5 HA of which 1.2 HA enriched by the presence of several fruit trees and essences typical of the Mediterranean Macchia, 8000 sqm of land with private access to the river and 5000 sqm of walnut grove perfectly productive. The property, totally immersed in nature, enjoys a magnificent panoramic view of the surrounding landscape. The property already has connection to the electricity network and within the property there are 3 working boreholes for water supply. It presents itself as one of the last gems available in the territory of the Noto Valley, thanks to the landscape context in which it is set, to be considered as a great investment opportunity in the Sicilian territory.

### Features

**Plot Size** – 2,5 HA

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

**Building** – 110+170+115 SQM

**Protected Area** – Protection Level 2

**Sea View** – No

**Price** – € 180.000,00