Coldwell Banker Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
P.IVA e C.F.: 01831050883
Tel.: +390932441464

Villa for Sell in Giarratana

strada comunale orti del mastro, Ragusa, 97010 (RG)

650.000€

Contact info

Coldwell Banker Maxi Real Estate

Gianni Pluchino

Mobile: 329 399 6370
Email: gipluchino@cbmaxire.it

Description

In the heart of the fascinating Iblean territory, immersed in the quiet of the Sicilian countryside and surrounded by a landscape of extraordinary beauty, Villa Ina represents a prestigious real estate opportunity for those seeking an exclusive residence in one of Sicily's most authentic settings.
The property extends over approximately 280 square meters on two levels and is set within a well-kept private garden of approximately 1,800 square meters, an oasis of tranquility that guarantees privacy, comfort, and perfect integration with the surrounding natural environment.
The home boasts a splendid open-plan space of approximately 130 square meters, featuring large windows, abundant light, and rooms designed for elegant and functional living. The fireplace adds further charm to the space, while the perfectly integrated kitchen makes the living area ideal for family life and entertaining friends.
The sleeping area comprises four bedrooms and three bathrooms, harmoniously arranged to ensure comfort and privacy. The air-conditioned rooms, Wi-Fi, and generous spaces make the villa perfectly suited as both a primary residence and a refined abode.
Completing the property is a splendid, recently built, independent guesthouse of approximately 70 square meters, designed according to modern architectural criteria and finished with high-quality materials. The property stands out for its elegant mezzanine level, which houses a comfortable bedroom and a refined bathroom. The main floor features a bright living area with a spacious living room and open-plan kitchen. The custom-made furnishings and high-quality finishes lend the rooms a contemporary and exclusive feel.
The annex is an ideal solution for accommodating family and guests in complete autonomy and privacy, or for use as a prestigious multifunctional space.
Outside, the garden offers spacious areas for relaxation and socializing, with spaces equipped for outdoor lunches and dinners surrounded by greenery. The property's layout and size also offer further opportunities for enhancement and customization.
The location is one of the villa's most significant strengths: a short distance from Sicilian Baroque jewels such as Ragusa, Marina di Ragusa, Modica, Noto, and Syracuse, the villa allows you to live in a private setting without giving up services and the region's main cultural and tourist attractions.
A property with an authentic and refined charm, perfect for those who want to invest in a prestigious residence surrounded by nature, in the heart of the most authentic Sicily.
The property also features a second independent entrance leading to a large warehouse, served by a separate entrance, a particularly valuable feature for those requiring space for professional activities, storage, hobbies, or possible future conversions.
Particular attention has been paid to energy efficiency: the villa is equipped with two photovoltaic systems with a total output of 12 kW, supported by two 11 kWh storage systems. This cutting-edge technology ensures significant energy savings, greater autonomy from energy costs, and a high level of environmental sustainability, representing a significant added value for the property.

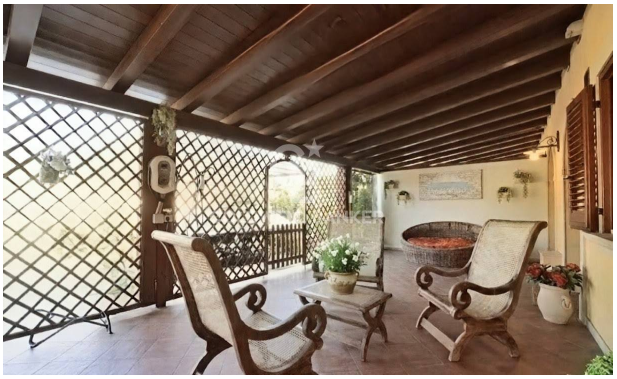
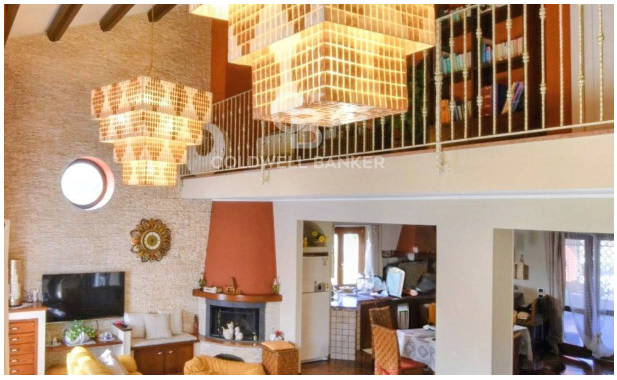
Details

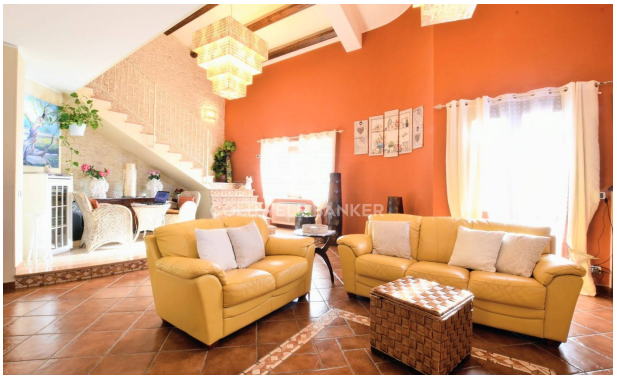
Property ID: CBI163-3039-6777	Surface: 220.00 m²
Rooms: 6	Bathrooms: 3
Energy Class: B EP glnr: 60.00 kwh/m²	Bedrooms: 4

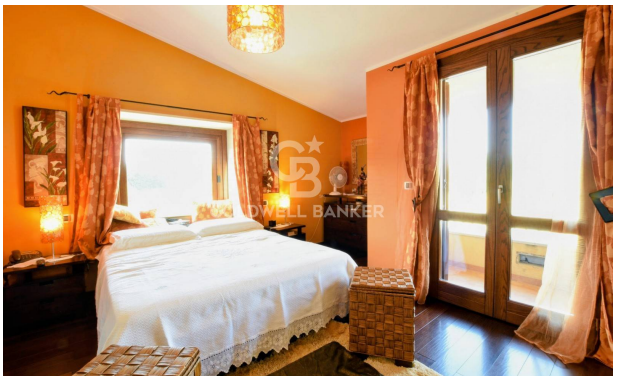
Property Features

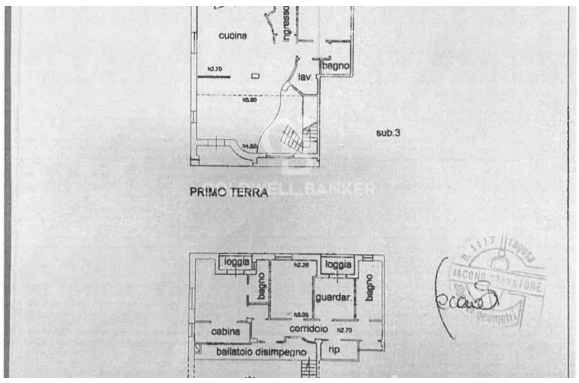
- Floor: Ground floor
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 220.00 m²
- Rooms: 6
- Bedrooms: 4
- Bathrooms: 3
- Kitchen: Habitable
- Balconies: Presente
- Shower: Yes
- Garden: Private,

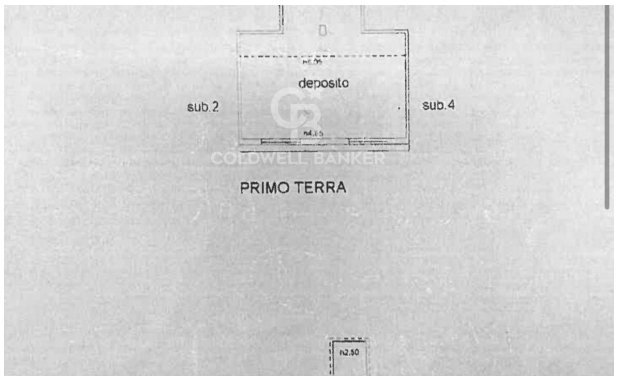
Images






cucina
ingresso
bagno
lav.
sub.3
PRIMO TERRA
loggia
bagno
loggia
bagno
guardar.
cabina
corridoio
ballatoio disimpegno
rip.


deposito
sub.2
sub.4
PRIMO TERRA