



COLDWELL BANKER
ITALY

Coldwell Banker Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
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Indipendent house for Sell in Modica

VIA NATIVO, Ragusa, 97015 (RG)

48.000€



Contact info



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Description

Coldwell Banker offers for sale an exclusive and exceptional real estate opportunity in Modica, featuring truly breathtaking and panoramic views of Modica Alta and Via Nativo. This unique sale comprises an entire independent complex of approximately 270 square meters, consisting of two residential units connected by a strategic commercial space.

The first house is spread over two levels with a total land area of 158 square meters: the first floor opens onto a comfortable entrance hall leading to the living room, kitchen, bathroom, storage room, and two bedrooms, while the upper floor houses two additional bedrooms. The second house, measuring 81 square meters, offers a functional layout with a kitchen, two bedrooms, a storage room, and a bathroom. Harmoniously uniting the two properties is the 33 square meter commercial space, a single, versatile space perfect for a variety of uses.

The entire complex boasts tremendous potential for customization through renovations, making it the ideal choice both for a prestigious and spacious primary residence and for conversion into a profitable vacation rental. An extraordinarily significant added value is the fact that the current owner successfully participated in the Sicilian Region's tourism tender: the property is being sold along with the opportunity to take over the application process already underway for the relevant public tender, currently awaiting publication of the final ranking.

For information or to schedule a visit, please don't hesitate to contact us.

Details



Property ID: CBI163-3043-6947



Surface: 276.00 m²



Rooms: 12



Bathrooms: 2



Energy Class: G EP glnr: 245.08 kwh/m²



Bedrooms: 6

Property Features



Floor: Multi-story



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 276.00 m²



Rooms: 12



Bedrooms: 6



Bathrooms: 2



Kitchen: Present



Position: Central



Balconies: Presente



Terrace: Present

Images







