



## **Class A villa in Sicily, Partanna**

Wonderful class A villa with fine architectural details, located in a detached atmosphere. The property is set in a vast garden of over 3000 sqm, beautifully landscaped with lush green lawns, elegant palm trees, romantic roses and lush fruit trees. Surrounded by a complete fence, it also includes an agricultural plot of approximately 13,000 sqm with 320 olive trees already in full production. The villa is a true paradise with a splendid 8x4 metre outdoor pool, perfect for cooling off on hot summer days, and a barbecue area ideal for al fresco dining. You can enjoy the convenience of two outdoor bathrooms and a utility room for all your needs. The villa, with a floor area of about 180 square metres, is arranged on two levels. On the ground floor there is a bright living area with a built-in kitchen, a cosy living room with a staircase leading to a bedroom with a panoramic terrace. You will also find a bathroom located next to the living room. Also on the ground floor, three lovely bedrooms, another bathroom and a technical room complete this cosy space. The villa has water from its artesian well, guaranteeing a constant and trouble-free supply. Heating in the living area is by air, while in the sleeping area there are radiators. In addition, the villa is prepared for air conditioning for additional comfort. The property also includes a delightful outbuilding of approximately 30 sqm, adding an extra space for guests or for multi-purpose use. The villa, built between 2004 and 2007, is in perfect condition, with attention to every detail to ensure a refined and comfortable living experience.

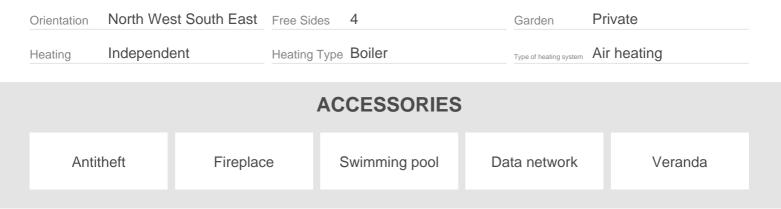
This extraordinary property is situated in an enchanting and peaceful location, 60 km from Palermo, Trapani and Agrigento, offering a perfect balance between privacy and accessibility. Just 10 km from the sea at Selinunte, the largest archaeological site in Europe, and close to fascinating seaside resorts such as Triscina, Trefontane, Portopalo and Menfi. Sciacca and Mazara del Vallo are 40 km away, offering further opportunities for exploration and recreation. The strategic location and beauty of this property make it perfect, offering investment opportunities and a wonderful living experience in this fascinating part of Sicily.

ΓΙΟΝ	NUMBER		SQUARE METERS	
Sicilia 16	Rooms	5	Commercial	210
Sale	Bedrooms	4	Garden 1600	
Villa	Bathrooms	athrooms 4 Cellar		
000,000.00	Balconies + Terraces	races 1 Balconies + Ter		30
	Floor		Attic	
	Car Space		Tavern	
0 kWh/m²a	Box		Box	
	Sicilia 16 Sale Villa	Sicilia 16RoomsSaleBedroomsVillaBathrooms000,000.00Balconies + TerracesFloorCar Space	Sicilia 16Rooms5SaleBedrooms4VillaBathrooms4000,000.00Balconies + Terraces1FloorCar Space	Sicilia 16 Rooms 5 Commercial   Sale Bedrooms 4 Garden   Villa Bathrooms 4 Cellar   000,000.00 Balconies + Terraces 1 Balconies + Terraces   Floor Attic Tavern

## **FEATURES**

Property Conditions New	Rank	Elegant	View	Open View





## IMAGES



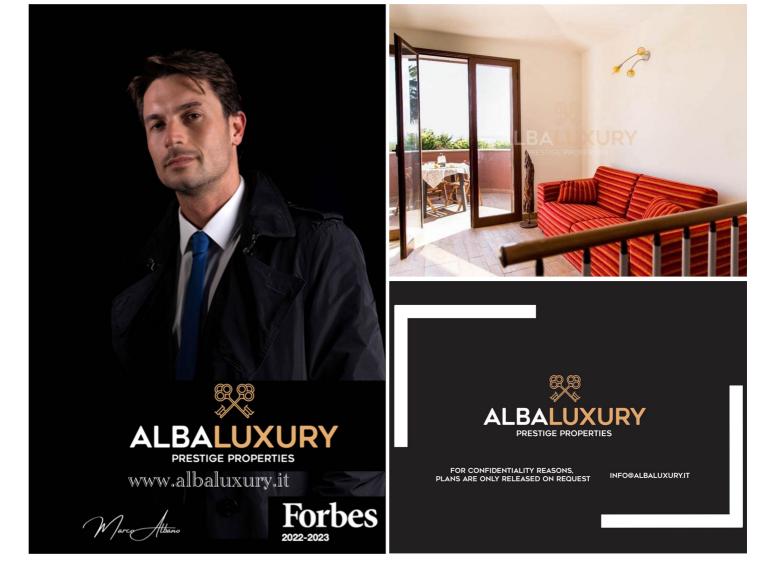
















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