



Villa Sale in Partanna (TP) Via Carlo Pisacane 1

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.

INFORMATION

Ref.	Sicilia 16
Type	Sale
Category	Villa
Price	1,000,000.00
Annual Expense	
Year	
Energetic Class	A 30 kWh/m ² a

NUMBER

Rooms	5
Bedrooms	4
Bathrooms	4
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	210
Garden	16000
Cellar	
Balconies + Terraces	30
Attic	
Tavern	
Box	

FEATURES

Property Conditions **New**

Rank **Elegant**

View **Open View**



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Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Type of heating system	Air heating

ACCESSORIES

Antitheft

Fireplace

Swimming pool

Data network

Veranda

IMAGES





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Marco Albano

Forbes
2022-2023



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