



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Santa Croce Camerina (RG) Via Mattarella 1

Prestigious Hotel, Sicily Val di noto

In the Val di Noto area, declared a Unesco World Heritage Site, currently a 4-star hotel.

This marvellous structure is a property of about 6 hectares, within which a series of buildings have been renovated, respecting the territory, using local quality materials.

The property has 31 rooms, spread between the Antique Farmhouse, the Period Villa and its annexes:

- Main farmhouse currently used as Relais de Charme of approx. 800 sqm;
- Main villa dating back to the early 1900s, inside which 6 flats have been created for a total of approx. 550 sqm;
- Dependence of approx. 250 sqm.

The property is completed by two splendid swimming pools measuring 90 and 180 square metres, a room with changing rooms (to be used eventually as a Wellness Centre measuring 150 square metres), a farmhouse to be renovated measuring 70 square metres and a building permit for the construction of another three farmhouses, for an estimated total of 400 square metres.

The Relais, created through the restoration of a 17th-century farmhouse, consists of 15 elegant rooms, modernly furnished and equipped with every comfort, a breakfast room, lounge and outdoor patio.

Each room has its own bathroom, with a large shower cubicle and cladding in local stone, and is equipped with telephone and Internet connection and satellite television,

The period villa, dating back to the early 20th century with its rural outbuildings, has been renovated into 6 elegant flats through careful restoration work that fully respects the location and setting, enhancing the pre-existing, ancient masonry structures and using sought-after reclaimed materials (pitch stone, traditional cement floors, wrought iron, etc.). Each dwelling has independent outdoor spaces that guarantee guests' privacy.

The villa is located in an exclusive position as it enjoys a unique view: on the hillside from which it is possible to admire the beautiful landscape of the Hyblean countryside.

It is 18 hectares, surrounded by olive and carob trees, about 3 km from the Donnafugata Castle and 11 km from Ragusa Ibla.

INFORMATION

Ref.	Sicilia 002
Type	Sale
Category	Villa
Price	3,800,000.00
Annual Expense	
Year	
Energetic Class	D 87.12

NUMBER

Rooms	40
Bedrooms	31
Bathrooms	40
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	2000
Garden	60000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft

Air conditioning

Swimming pool

IMAGES





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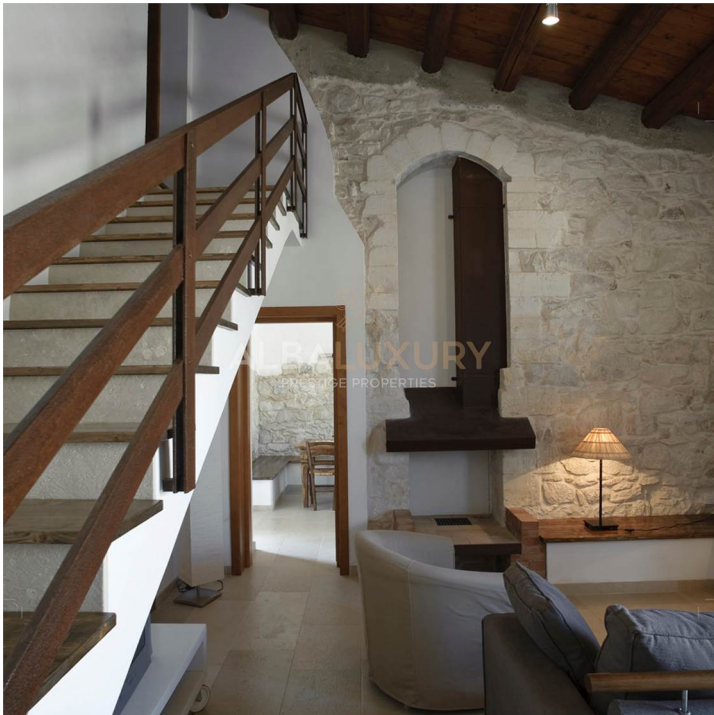


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