



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 Scicli (RG) via guadagna 3

### Enchanting village in Val di Noto

Prestigious 18th-century hamlet with 20 accommodations characterised by uniqueness and historical charm yet modern sophistication and luxury.

Long garden and panoramic terraces with whirlpool pool, relaxation area in the grotto and gym.

Ancient central building with splendid halls, library, indoor pool, sauna and cave cinema.

Set in a renovated historic palace, this 4-star hotel offers enchanting views of Scicli's historic centre and a panoramic outdoor pool with hydromassage.

The Boutique Hotel is a 2-minute walk from the historic centre.

It is 3 km from the sea.

The Boutique Hotel combines Provençal and Baroque elements with modern furnishings. There is a gym, cinema and shared rooftop garden.

In the centre of Scicli lies Borgo Hedone, a boutique hotel whose location overlooks the entire Sicilian town, known for its lively context of art and culture. The characteristic borgo comprises an old 18th-century Sicilian palace surrounded by small houses, narrow streets and stone walls that create an evocative, timeless atmosphere. The village also has rooms harmoniously integrated into the rock of the ancient caves of Chiafura, a Unesco heritage site.

#### Territory:

Scicli is a baroque town in the Val di Noto, located in the south-eastern part of Sicily, in a valley nestled between three hills about 25 km from Ragusa. Named a UNESCO World Heritage Site in 2002, it is a must for anyone visiting south-eastern Sicily and for all fans of the TV series Il Commissario Montalbano, who will find the most famous locations of the set here. The town boasts ancient origins, as demonstrated by the late Byzantine settlements in the archaeological area of Chiafura, and was rebuilt in Baroque style following the 1693 earthquake.

Visiting Scicli means taking a plunge into the past, among palaces, Baroque churches and ancient streets, and immersing yourself in the lively atmosphere of its historic streets.

In Scicli it will be possible to combine a cultural holiday with a relaxing swim in the crystal-clear waters of its seaside resorts, located only 9 km from the centre.

#### INFORMATION

Ref.	Sicilia 003
Type	Sale
Category	Villa
Price	5,000,000.00
Annual Expense	
Year	700
Energetic Class	F

#### NUMBER

Rooms	45
Bedrooms	30
Bathrooms	35
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1358
Garden	496
Cellar	
Balconies + Terraces	242
Attic	
Tavern	
Box	



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## FEATURES

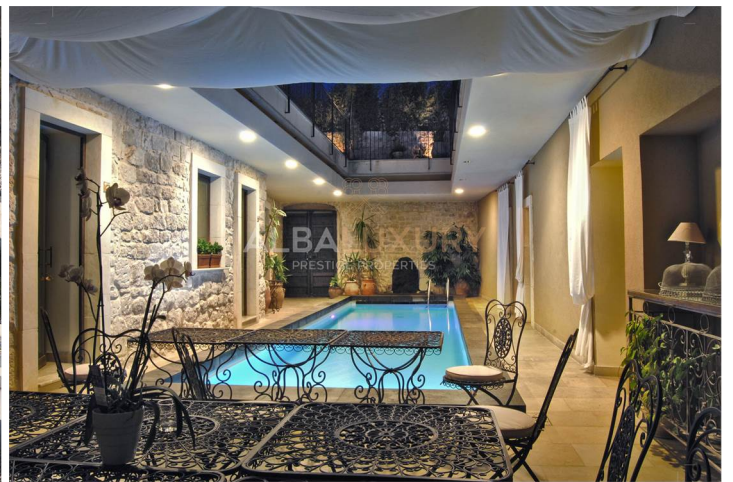
Property Conditions	Perfect Conditions	Rank	Elegant	Garden	Private
Furniture	Possibility	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Cooling	Split		

## ACCESSORIES

Air conditioning

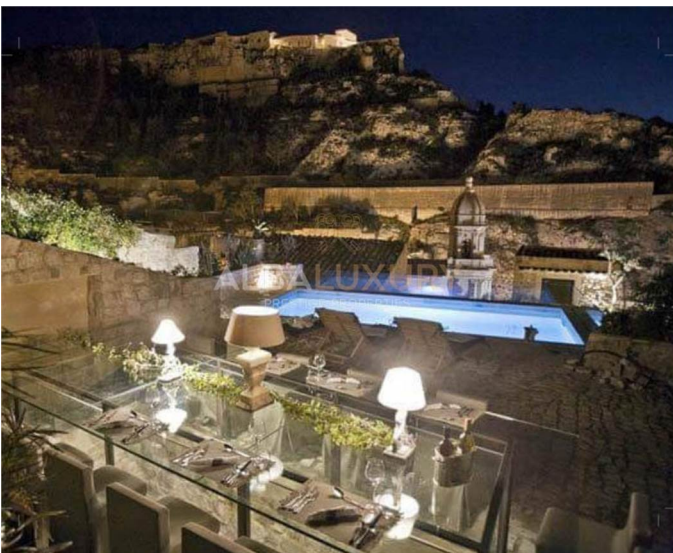
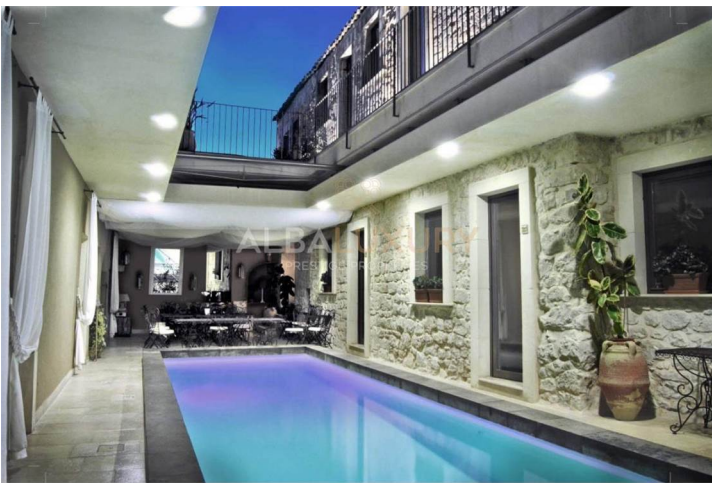
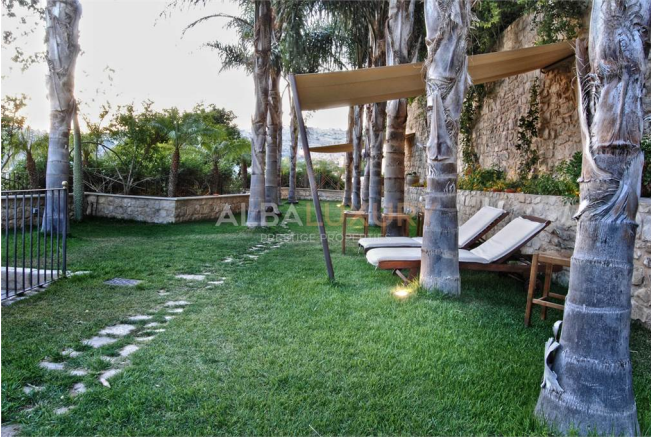
Swimming pool

## IMAGES





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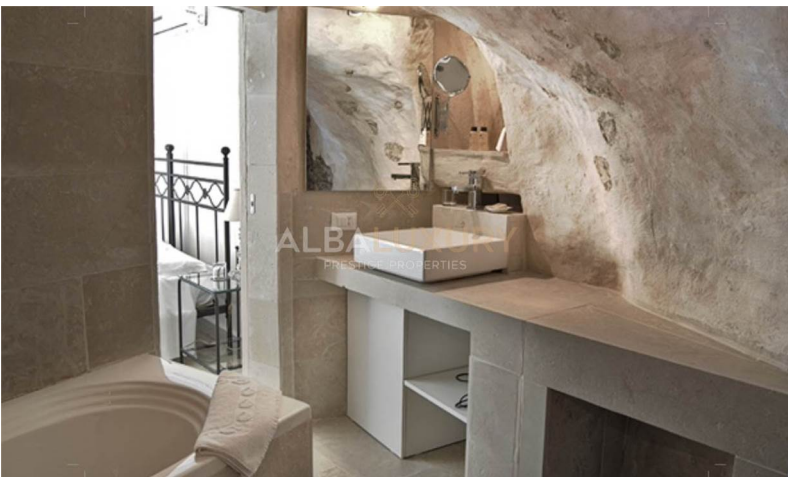
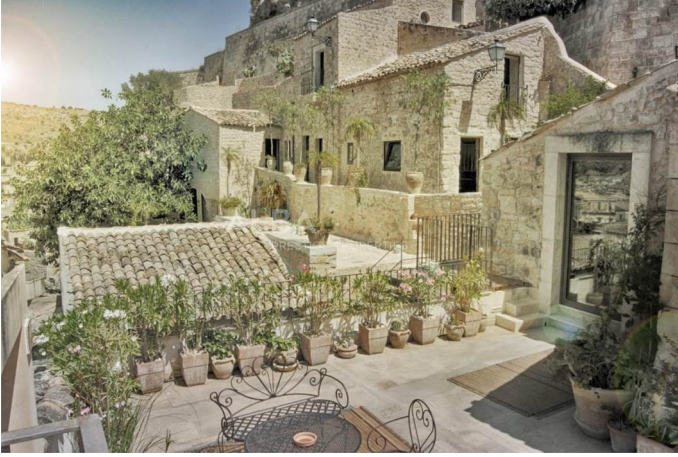


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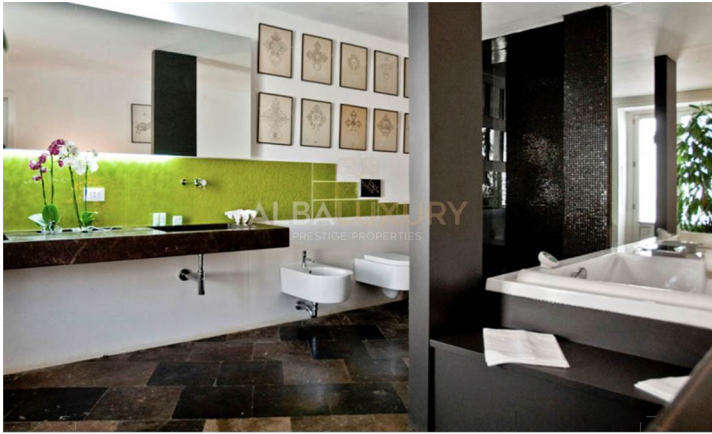


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