

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Ragusa (RG) SP 80 5

### Renovated old farmhouse near Ragusa

This beautiful villa is situated in a strategic location, very close to the prestigious Donnafugata Castle and also just a few kilometres from the most important historical towns: the Baroque pearls of Ragusa, Ibla, Scicli, Modica and Noto.

Also within easy reach is the lively Ragusa coastline, famous for its entertainment, free golden beaches and clean waters where the blue flag has been flying for years!

The Villa has a modern architectural style that at the same time enhances tradition.

The outdoor space is splendid, characterised by a lush Mediterranean garden with typical olive and carob trees and extensive lawn areas. The atmosphere becomes contemplative and magical, especially at sunset.

On the first floor of the Casale we find a left wing with a double bedroom, a bathroom and a study room. Mirroring this is a right wing with walk-in wardrobe, bathroom, double bedroom and study room .

On the ground floor the sleeping area has a large master bedroom, a bathroom and a twin bedroom.

The corridor then leads to the large living room with sofas and the adjacent dining room, which in turn connects with the kitchen and the outdoor veranda. Adjacent to the kitchen is a laundry room.

In the evening, the exterior walls, illuminated and finished with local Ragusa stone, give the impression of being in an authentic modern fortress.

An enveloping and evocative feeling!

#### INFORMATION

Ref.	Sicilia 333
Type	Sale
Category	Villa
Price	1,300,000.00
Annual Expense	
Year	2008
Energetic Class	D 120.2

#### NUMBER

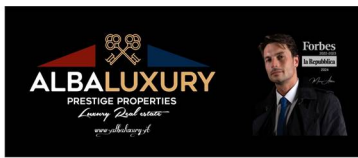
Rooms	11
Bedrooms	5
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	275
Garden	11688
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Kitchen	Eat-In Kitchen



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

Heating	Independent	Heating Type	Boiler	Type of heating system	Floor heating
Energy source	Gas	Hot Water	Independent	Cooling	Split
Floors Living Room	Porcelain	Floors Bedrooms	Porcelain	Floors Kitchen	Porcelain
Floors Bathroom	Porcelain				

## ACCESSORIES

Air conditioning

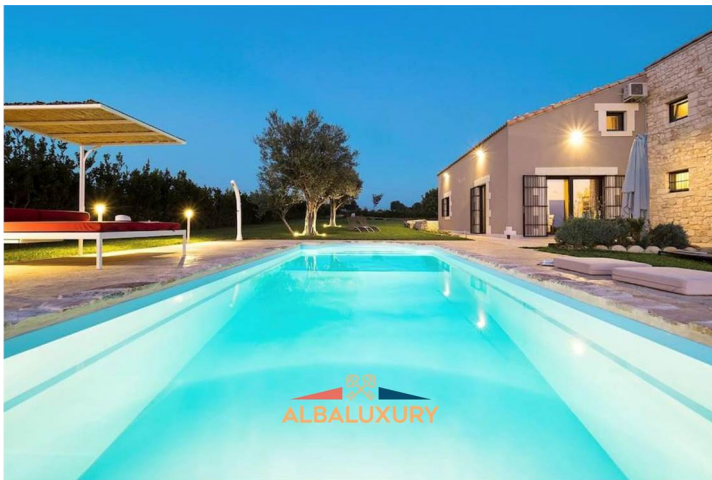
Satellite system

Solar panels

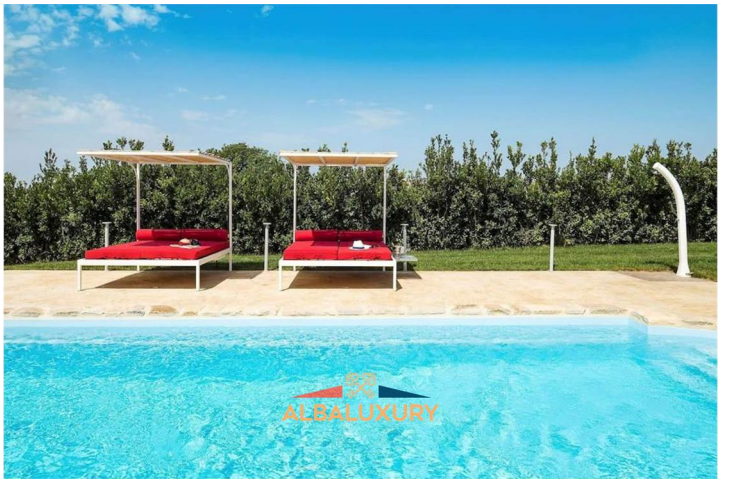
Swimming pool

Awning

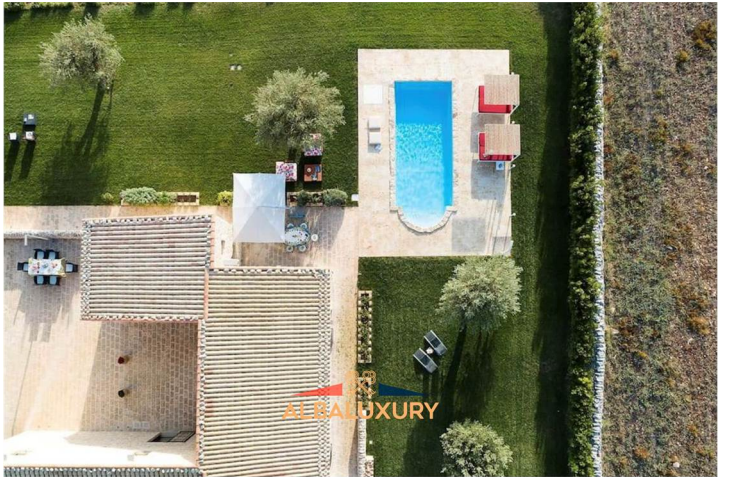
## IMAGES







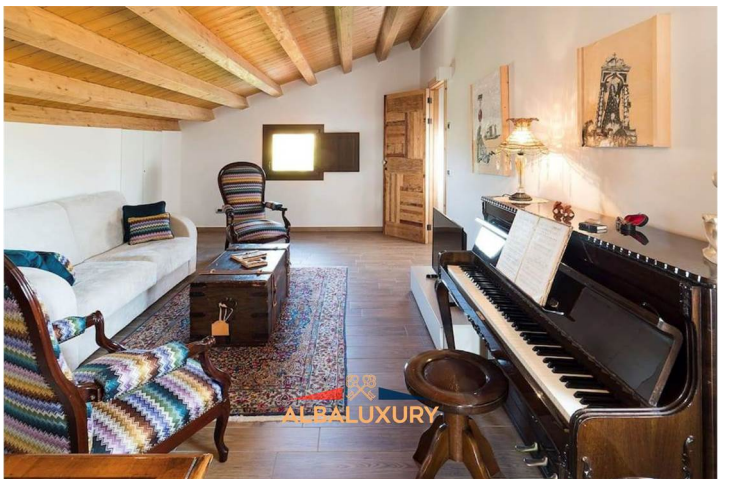




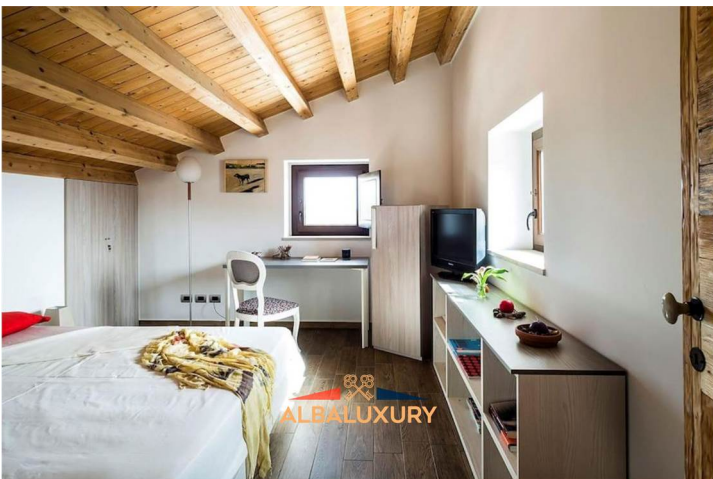
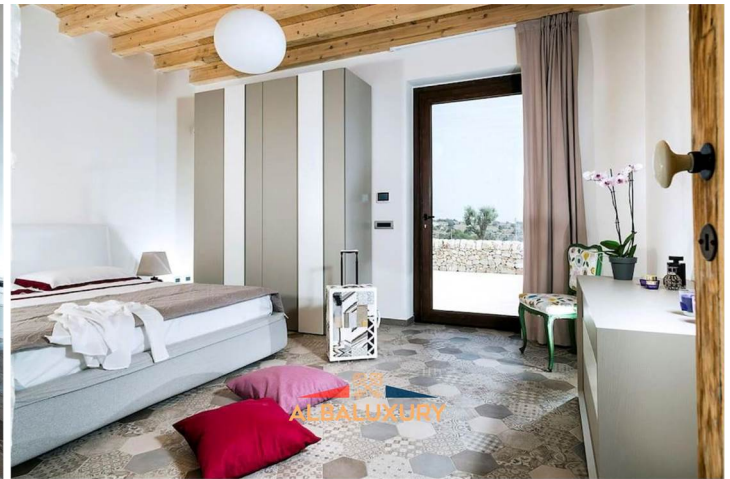
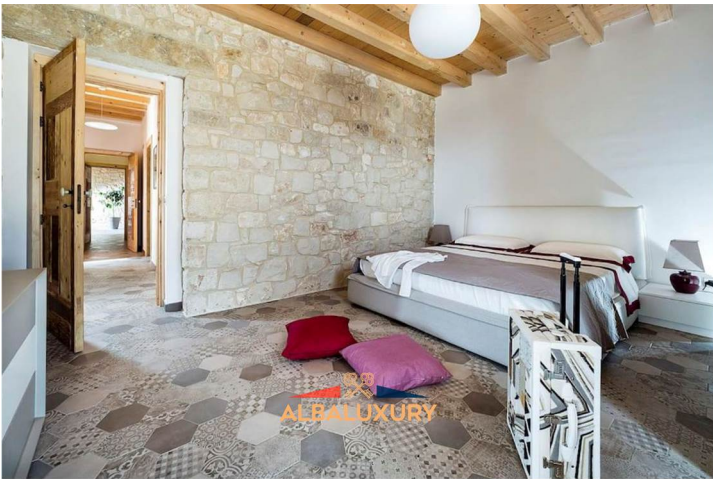
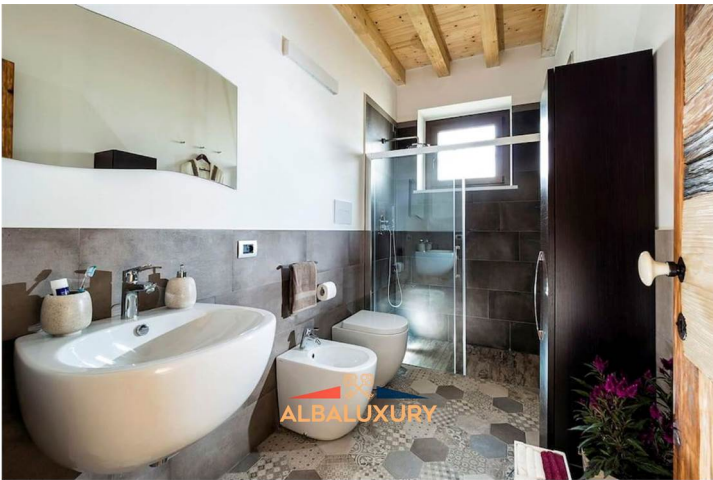




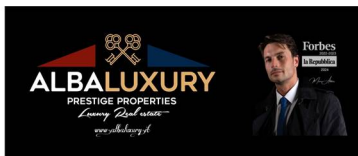












Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



**ALBALUXURY**  
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS, PLANS  
ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT