

Noto – Sizilien

## Detached seaside villa

Property ID: IT252942323



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 440.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 719 m<sup>2</sup>

Property ID: IT252942323 - 96017 Noto – Sizilien

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942323 |
| Living Space         | ca. 90 m²   |
| Available from       | 26.09.2025  |
| Rooms                | 4           |
| Bedrooms             | 3           |
| Bathrooms            | 2           |
| Year of construction | 2011        |
| Type of parking      | 4 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 440.000 EUR           |
| Commission     | subject to commission |
| Total Space    | ca. 182 m²            |
| Usable Space   | ca. 182 m²            |

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## Energy Data

|                                |                        |                                                      |                           |
|--------------------------------|------------------------|------------------------------------------------------|---------------------------|
| Energy Source                  | Solar                  | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 05.09.2022             | Energy efficiency class                              | A+                        |
| Power Source                   | Air-to-water heat pump | Year of construction according to energy certificate | 2011                      |

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## The property



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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Elegant Villa in San Lorenzo, near the Vendicari Reserve

Nestled in an oasis of tranquility with breathtaking views, we offer for sale the villa that represents the dream of many. Located in San Lorenzo, a few steps from the nature reserve of Vendicari, this property enjoys an enviable location with sea views and direct access to nature

Renovated with care, and ready to live in the villa opens onto a bright and spacious living room, characterized by airy and refined environments, the open kitchen, modern and high quality, integrates perfectly in this space, creating a perfect environment.

A distinctive element of this property is the large veranda, a true outdoor living room, ideal for enjoying the Mediterranean climate and admiring the breathtaking view of an unspoiled sea in total relaxation.

The barbecue area, , completes the outdoor area, offering a perfect and complete space for unique vacations to spend between relaxation and conviviality.

The three bedrooms, very bright, are furnished with taste and attention to detail, offering cozy environments, to complete the layout of the villa. The two bathrooms are distinct: one indoor, elegant and functional, and one outdoor, practical and easily accessible from the outdoor area, ideal for outdoor activities and guests.

The entire interior composition is distinguished by the use of high-quality materials and the harmony of space

Contact us to arrange a visit and do not miss this wonderful opportunity to live in one of the most beautiful corners of Sicily.

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## Details of amenities

Parking area

Hot/cold air conditioners in all rooms

Large renovated storage room that can become guest area

Manicured garden

Outdoor shower

Outdoor bathroom

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## All about the location

150 meters from the beach

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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