



Rustic/Farmhouse/Court for sale in Ragusa

€ 179.900

Ref. CBI163-2409-3569



523 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 11

**** VILLA AND FARM IN THE ENCHANTING RAGUSANO PLATEAU****

On the suggestive Iblean countryside, in the enchanting Ragusa plateau, we are pleased to present you this charming Masseria with Villa for sale.

Positioned between the charming towns of Ragusa and the majestic Donnafugata Castle, this property enjoys a privileged position. Just 10 minutes away, you can reach the sea and the renowned coastal resorts, including Marina di Ragusa and Punta Secca.

The Masseria, an ancient stone building, dating back to the early 1900s, captures the essence of local tradition. Its beam, with the original flagstones, accommodates the surrounding spaces, including a 104 m2 house to be renovated, with a welcoming living room, a kitchen, a bathroom and two bedrooms. Furthermore, the property includes 277 m2 of stables and barns, offering multiple possibilities of use.

Adjacent to the Masseria, a single-family villa was built in the 1960s, which is in excellent condition. With a total surface area of approximately 145 m2, this charming home offers a spacious living room with an open kitchen and a thermal fireplace, four bedrooms, two of which with walk-in closets, a bathroom, a double bathroom and a storage room. Outside, you will be able to enjoy the large



porticoed verandas of 30 m2, a terrace of 16 m2, a garage of 30 m2 and a lovely garden of approximately 600 m2, ideal for moments of relaxation and socialising.

The peculiarity of this property is undoubtedly the panoramic view it offers of the Sicilian coast and the majestic mountains of the hinterland, offering a breathtaking visual spectacle.

Furthermore, there is the possibility of purchasing the adjacent land, which extends for over 24 hectares. This area boasts over 400 carob trees and more than 200 olive trees, adding further value and potential to this unique property.

Its strategic position guarantees great access convenience: it is only 13 minutes by car from Ragusa, 15 minutes from Comiso airport and 90 minutes from Catania airport.

If you are looking for comfort, a panoramic view and the tranquility of the countryside, you have finally found the solution you were looking for!

Certification

Energy Class: G

EPglnr: 330.00 kwh/□

Features

Property ID: CBI163-2409-3569

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: sp20

Municipality: Ragusa

Total sqm: 523 sq.m.

Bedrooms: 6

Bathrooms: 2

Rooms: 11

Internal condition: Excellent

Floor: Buildings

Independent heating: Heating

Current Status: Available after the deed of sale

Terrace: Present, 30 sq.m.

Garden: Private, 600 sq.m.

Kitchen: Regular Kitchen

Garage: for one car, 30 sq.m.











