



## Rustic/Farmhouse/Court for sale in Ragusa

### € 499.000

### Ref. CBI163-2409-3570



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

**\*\* AN ANCIENT FARM WITH VILLA IN THE SUGGESTIVE IBLEA COUNTRYSIDE \*\***

Immersed in the splendid Iblean countryside, on the Ragusa plateau, we offer for sale this charming Masseria with Villa and Land. The property is located in a privileged position between Ragusa and the Donnafugata Castle, just 10 minutes away from the sea and renowned resorts such as Marina di Ragusa and Punta Secca.

The Masseria, a typical stone building dating back to the early 1900s, offers a unique and authentic atmosphere. The farmhouse, with its original flagstones, is the fulcrum around which the surrounding spaces develop, which include a 104 m2 house to be renovated with living room, kitchen, bathroom and two bedrooms, as well as 277 m2 of stables and barns.

Adjacent to the Masseria, a single-family villa was built in the 1960s which today is in excellent condition. The welcoming environment features a large living room-kitchen with a thermo fireplace and terracotta floors, four bedrooms, two of which with walk-in closets, a bathroom, a double bathroom and a closet, for a total surface area of approximately 145 m2. Outside, large porticoed verandas of 30 m2, a terrace of 16 m2, a garage of 30 m2 and a garden of approximately 600 m2 enrich the environment.



The farmhouse is surrounded by over 24 hectares of land, including approximately 17 hectares of flat land used as arable land and approximately 7 hectares of flat land planted with more than 400 carob trees and over 200 olive trees. The most surprising feature of this property is undoubtedly the panoramic view of the Sicilian coast and the inland mountains.

It is possible to partially purchase the land, giving you the flexibility to tailor the purchase to your needs.  
The strategic position of the Masseria allows you to reach Comiso airport in just 15 minutes and Catania airport in 90 minutes.  
The property is immediately available to meet your needs.

Contact us for further information and to organize a visit!  
Come and experience the authentic beauty of the Iblean countryside, surrounded by nature, history and breathtaking views.

## Certification

**Energy Class:** G

**EPgInr:** 330.00 kwh/□

## Features

Property ID: CBI163-2409-3570	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, 16 sq.m.
Garden: Private, 600 sq.m.	Kitchen: Regular Kitchen
Garage: for one car	









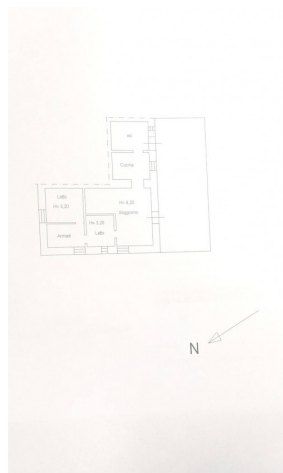


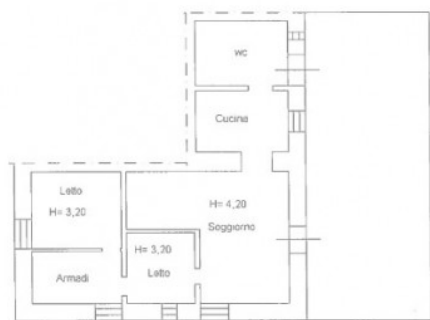












PIANO TERRA



PIANO PRIMO

