



COLDWELL BANKER

MAXI REAL ESTATE

Maxi Real Estate  
C.so Umberto I, 31-33 - 97015 Modica (RG)  
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# Historical villa: for sale in Ragusa

## Marina di Ragusa

### € 1.100.000

### Ref. CBI163-2526-4960



**230 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 12**

We offer for sale ELEGANT RESIDENCE FROM THE END OF THE 19TH CENTURY surrounded by greenery and located on the outskirts of Marina di Ragusa.

The exclusive residence stands on a plot of land of approximately 3,200 m2 used as a Mediterranean garden and is composed of the patronal villa, two outbuildings, woodshed, technical room, and a small outdoor cinema for private use.

The patronal villa is composed of an elegant entrance, a bright square-plan lounge with fireplace which leads to four large bedrooms and an exclusive veranda of approximately 85m2 with access to the central garden, dining room, eat-in kitchen with small veranda, laundry/double service, closet, bathroom.

The unit is completed by two outbuildings, one of approximately 18m2 with kitchen, bedroom and bathroom, and one of approximately 30m2 with living room with open kitchen, bedroom and bathroom, both equipped with every comfort.

Among the most used and appreciated outdoor spaces of the villa there is certainly the large veranda with rustic kitchen located in the side garden, where it is possible to spend summer lunches and dinners in the company of family and friends.

The villa also has hot/cold air conditioners in every room, a water tank of approximately 70m3 and parking spaces thanks to the secondary access from Via Panoramica.

The residence is located just 450 meters from the golden beaches of the Iblean coast and from Piazza Duca degli Abruzzi, the beating heart of the renowned seaside resort, with its restaurants, commercial activities, shops, bars, ice cream parlors and the nerve center that unites the Lungomare Andrea Doria (recently renovated and enhanced by recovering the iconic "Rotonda sul mare") at the

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Lungomare Mediterraneo (or Lungomare "Vecchio") which, thanks also to the Tourist Port, is full of clubs, pubs, kiosks and restaurants that contribute to the nightlife of the pretty seaside village .

Furthermore, being located in a central area, the property enjoys proximity to the main essential services, such as supermarkets, banks, gyms, post offices, schools, car parks, play areas, resorts with swimming pools, public transport, cycle paths, etc. ..

This exclusive residence represents the ideal choice for those who wish to live in an exclusive and private context, without giving up the convenience of services or for investment use as an elegant tourist accommodation facility.

## Certification

**Energy Class:** G

**EPglnr:** 180.00 kwh/□

## Features

Property ID: CBI163-2526-4960

Contract: Sale

Categoria: Historical villa:

Address: Via Gaetano Schembri, 31

Municipality: Ragusa

Zona: Marina di Ragusa

Total sqm: 230 sq.m.

Bedrooms: 6

Bathrooms: 4

Rooms: 12

Internal condition: Excellent

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1850

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 3.200 sq.m.

Sea distance: 400 meter

Kitchen: Regular Kitchen







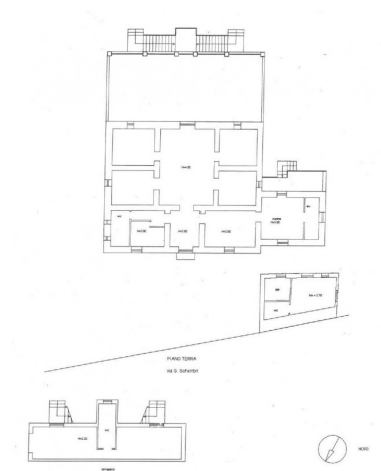












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