



Villa for sale in Modica Modica Sorda € 280.000 Ref. CBI163-2331-5126



260 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10

In Modica, in the residential area of Sorda, in the Caitina district, we offer for sale a villa with a panoramic view. The real estate solution of approximately 260 m2 is arranged on three levels, easily accessible from a difference in height.

On the 2nd floor below the street we find a loft consisting of a kitchen, living room, bathroom, two garages, garden and outdoor space. The loft is ideal for hosting friends and relatives or for creating a relaxation and entertainment area.

On the 1st floor below we find a large and comfortable living room, lounge, study, balcony and terrace. The living room is bright and spacious and overlooks the garden. The living room is ideal for relaxing and watching television. The studio is perfect for working or studying in peace. The balcony and terrace offer panoramic views of the city and surrounding countryside.

On the ground floor we find a double bedroom with bathroom, three bedrooms, bathroom and balconies. The double bedroom is spacious and bright. The other three bedrooms are suitable for hosting children or guests. The bathroom is spacious and comfortable. Balconies offer panoramic views of the city and countryside.

The villa is located in a strategic position, a few minutes from the historic center and the commercial center area. The proximity to all services makes the villa ideal for families and couples.



This villa is an excellent opportunity for those looking for a real estate solution in a residential area but at the same time far from urban chaos. The panoramic view and the strategic position make the villa an ideal place to live or spend holidays.

Certification

Energy Class: G

Features

Property ID: CBI163-2331-5126	Contract: Sale
Categoria: Villa	Address: Contrada Caitina, 148
Zip Code: 97015	Municipality: Modica
Zona: Modica Sorda	Total sqm: 260 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 10	Internal condition: Good
Floor: Multi-Storey	Independent heating: Heating
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for two cars

Rooms

Soggiorno	Sala da pranzo
Studio	Terrazzo
Camera Matrimoniale	Camera da letto
Camera con Bagno	Camera da letto
Bagno	Loft
Box : 27 sq.m.	Box : 27 sq.m.
Giardino	









