



# Single House for sale in Modica

## Modica Sorda

### € 350.000

### Ref. CBI163-2331-5161



### 156 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5

Sicilian Refuge with Panoramic View and Swimming Pool Do you dream of an oasis of peace immersed in Sicilian beauty?

In Modica, in the quiet Sorda area, we offer for sale a single house of approximately 160 m2 with swimming pool and breathtaking panoramic view on a 5000 m2 lot.

Perfect as a holiday home or private residence, the property has been largely renovated and offers:

Four bedrooms, each with private bathroom, for a total of eight beds. Kitchen to prepare delicious dishes with local ingredients. Clearance room to store equipment or create a relaxation corner. Spacious outdoor patio to enjoy the Mediterranean climate and the enchanting view. An oasis of outdoor relaxation:

Swimming pool with hydromassage area for a refreshing dip and a pleasant massage. Children's pool with ramp for disabled people for fun for the whole family. Large garden with fruit trees, flowers and shaded areas for relaxing in peace. The strategic position:

A few minutes from the shopping center and the historic center of Modica, with its bars, restaurants and shops. Close to the main tourist attractions of the Val di Noto, such as Pozzallo, Scicli, Ragusa and Noto. This house is a real jewel that offers:

A unique and relaxing atmosphere. Comfort and Sicilian style. A wide panoramic view of the countryside and the sea. The possibility of living in a quiet and private setting. If you are looking for a dream Sicilian refuge, this house is ideal for you !

Contact us to make an appointment and find out more.



Don't miss the opportunity to live your Sicilian fairy tale!

## Certification

**Energy Class:** F

**EPglnr:** 230.30 kwh/□

## Features

Property ID: CBI163-2331-5161

Contract: Sale

Categoria: Single House

Address: Via michelica crocevia sp32, 20

Zip Code: 97015

Municipality: Modica

Zona: Modica Sorda

Total sqm: 156 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 5

Internal condition: Restored

Floor: On two-levels

Independent heating: Heating

Current Status: Available after the deed of sale

Garden: Private, 5.000 sq.m.

Kitchen: Regular Kitchen



























