



COLDWELL BANKER

MAXI REAL ESTATE

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## Chalet for sale in Ragusa San Giacomo € 290.000 Ref. CBI163-2403-5270



**400 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 15**

This pleasant villa is located in the splendid countryside of San Giacomo in Ragusa, although it falls within the territory of Rosolini. The place offers a quiet and private atmosphere, ideal for those who love country life.

The property is in excellent condition, ready to be inhabited and free upon deed.

The total surface area of 400 square meters includes the 93 square meter walkable villa plus approximately another 300 square meters including garages, storage rooms, rustic kitchen, stables.

It develops on a single level with a large outdoor space.

The house consists of a kitchen-living room, two bedrooms, bathroom and two bathrooms.

It is in excellent condition and is immediately habitable.

The interiors are spacious and bright.

The heating system uses radiators powered by a wood boiler and guarantees uniform heat distribution in all rooms.

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Surrounding land offers the possibility of creating a garden or vegetable patch, ideal for those who love outdoor life and nature.

In summary, this house represents a unique opportunity for those looking for a spacious home, in a quiet area and with large outdoor spaces.

A perfect place to create your own oasis of peace and serenity.

## Certification

**Energy Class:** G

**EPgInr:** 180.00 kwh/□

## Features

Property ID: CBI163-2403-5270

Contract: Sale

Categoria: Chalet

Municipality: Ragusa

Zona: San Giacomo

Total sqm: 400 sq.m.

Bedrooms: 2

Bathrooms: 2

Rooms: 15

Internal condition: Good

Independent heating: Heating

Current Status: Available after the deed of sale

Kitchen: Exposed Kitchen

Garage: for three cars, 50 sq.m.















