



COLDWELL BANKER

MAXI REAL ESTATE

Maxi Real Estate  
C.so Umberto I, 31-33 - 97015 Modica (RG)  
+390932441464

## Chalet for sale in Chiaramonte Gulfi

**€ 195.000**

**Ref. CBI163-2403-5300**



**134 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5**

This delightful villa is immersed in the splendid countryside of Chiaramonte Gulfi, and is located in a quiet and easily accessible area.

The property does not require any particular renovation works and is ready to be inhabited immediately.

With an internal floor area of approximately 120 square metres, it offers ample space to enjoy comfort and privacy.

Inside it is composed of: kitchen, living room where there is a fireplace, a double bedroom, two bedrooms, and a bathroom.

Outside we find two large verandas. From the first, which leads to the main entrance, you can admire the magnificent hilly landscape in which Chiaramonte Gulfi is set.

On the opposite side there is the other veranda, decidedly large, with a barbecue corner and oven.

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The whole is completed by a garage, a vast attic space with a small terrace and a cellar.

The property is located in the center of a plot of approximately 5,000 m2 planted with olive groves and fruit trees.

A drilled well guarantees the water supply, which is essential in a house in the countryside.

The trees, the flowerbeds, the entrance driveway, the outdoor spaces make the house a truly magical and evocative place.

Contact the real estate agency now to arrange a visit and start your new life in this enchanting property.

## Certification

**Energy Class:** G

**EPglnr:** 180.00 kwh/□

## Features

Property ID: CBI163-2403-5300

Contract: Sale

Categoria: Chalet

Address: C.da Cicimia

Municipality: Chiamonte Gulfi

Total sqm: 134 sq.m.

Bedrooms: 3

Bathrooms: 1

Rooms: 5

Internal condition: Good

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars























