

# Sicilia

## Noto

Ref. 6276: Spacious detached house in Noto

Asking Price: € 290.000



# Description

Beautiful, spacious detached house just a stone's throw from the historic centre of Noto!

It's well known that living in a house that has no contact with other homes represents the excellence of trouble-free living.

The essential conditions for achieving this state of grace are a beautiful house with no ties or adhesions on any of the four facades, plenty of light, a size that offers comfort to the residents, a central location and a certain amount of outdoor space.

All these characteristics are present in this property for sale in the town of Noto, located in one of the widest and most commercial streets in the town.

The house occupies the first floor of a structure built 40 years ago, but which has undergone renovations including flooring, electrical and water installations, complete bathroom refurbishment and interior painting.

Originally built on a plot of over 200 square metres, the house occupies around 180 square metres of living space, well laid out and distributed with a central corridor that leads to a large entrance hall, a living-dining room, a very comfortable kitchen, three good-sized bedrooms, two bathrooms, a utility room and a scullery.

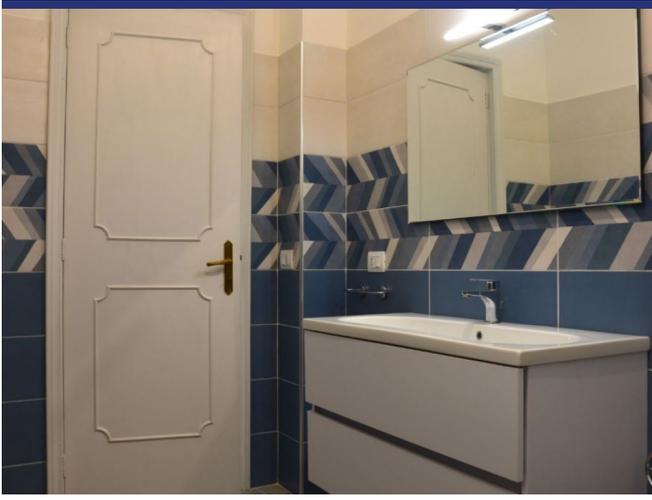
An exclusive terrace as large as the house provides outdoor living space for all the functions that extend the use of the house.

The location of the house is central to the town, in an expanding area served by commercial activities of all kinds, services, with large areas of free parking and well-connected to the town exits to the sea or the motorway.

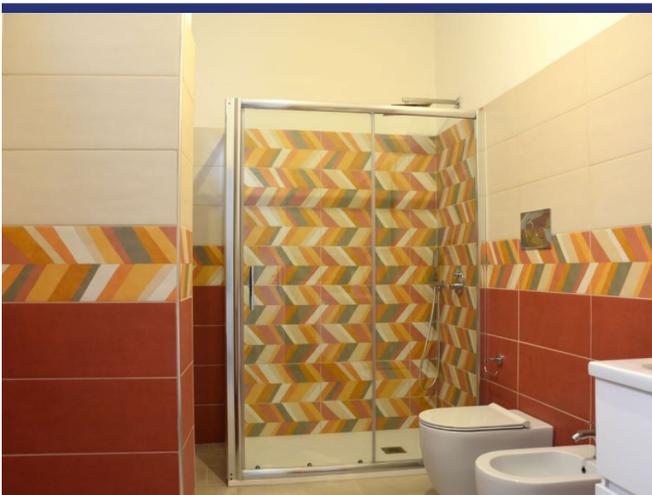
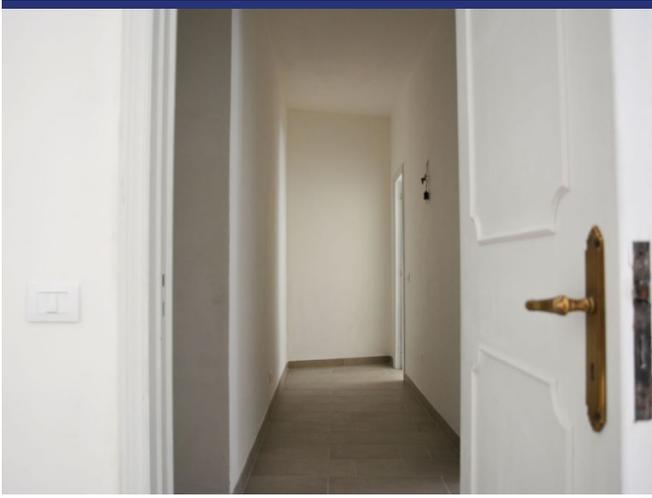
The ease of parking in the area, its centrality and its size also suggest its use as a head office for professional associations or similar purposes.

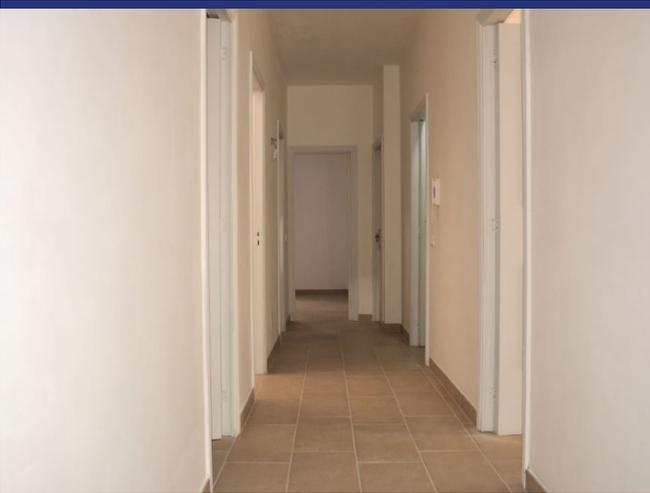
# Pictures

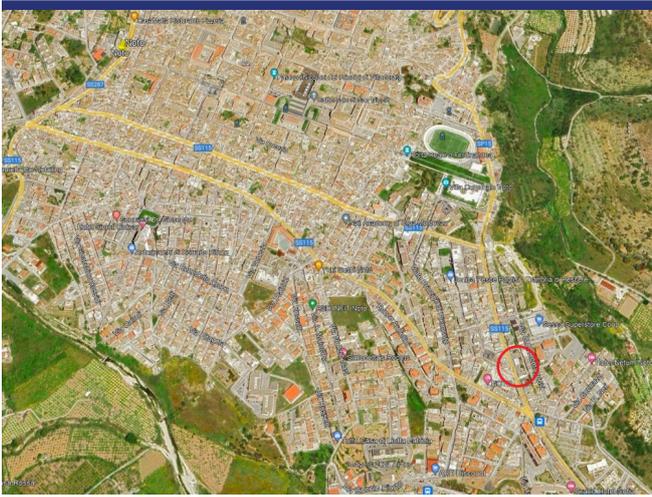
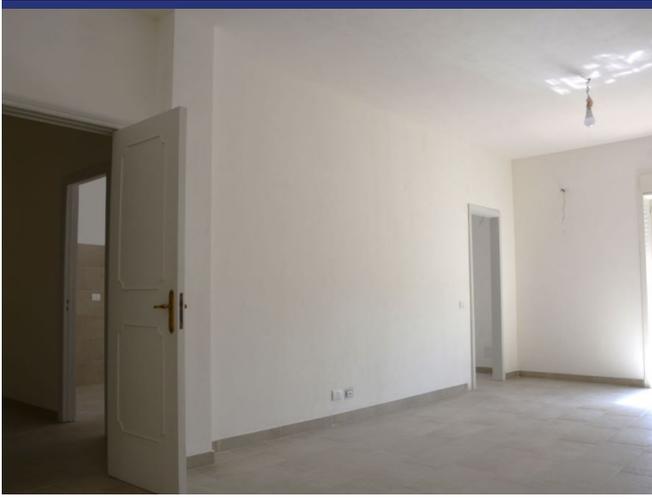












Ref. 6276 Noto

# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6276
- Apartement/In borgo
- Village House/Cottage
- 3 km to Sea
- 1 km to Village
- Terrace
- Balcony
- Airco
- Asking Price: € 290.000
- Floorspace: 180 m<sup>2</sup>
- SQM Plot: 200 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

