Sicilia

Siracusa

Ref. 5957: Beautiful modern Villa in Siracusa ,in residential setting
Asking Price: € 320.000



Description

In Syracuse, we offer for sale a beautiful semi-detached villa, in excellent condition and as good as new.

The villa is located in a private and fully fenced residential complex, with a large entrance and the presence of wide internal roads and parking spaces for cars.
The location of the residence, shielded from the hustle and bustle of the city, allows you to fully enjoy the peace and quiet, while still being in an area that is not isolated and inhabited by many people.
The house, built on an exclusive plot of about 290 square metres, is divided over two levels for a total covered area of 210 square metres between ground floor, first floor, garage and verandas. All outdoor areas are designed with security in mind.
The veranda, opposite the entrance to the villa, is equipped with anti-vista sliding curtains that can be easily rolled out and rolled up again when needed thanks to automatic controls, allowing the entire veranda space to be used in all seasons in the sign of integration and continuity with the architecture and landscape.
The ground floor; a large entrance/living room, hall, kitchen/living room overlooking on one side a relaxing veranda closed with a glass door in which a small spa with hot tub has been created and on the other side a panoramic garden where a pergola with table and chairs has been placed. The ground floor also houses a bathroom, garage, technical/laundry room and staircase.
An elegant staircase with wooden panels leads to the first floor, which consists of a hall, a master bedroom with walk-in wardrobe and en-suite bathroom with shower, a second bedroom, bathroom with bath and small terrace.
The villa is in excellent condition, finished with extra capitalised materials and equipped with modern plants , the aluminium window frames are all double glazed with mosquito nets and shutters, the rooms are all air conditioned, heating is provided by radiators fed by a methane gas condensing boiler, the villa is also equipped with an anti-theft system, a water softener and an intercom.
The villa has an enclosure of dry stone , a pedestrian entrance and a driveway with electric opening.The garden, coloured by plants and flowers, is pleasant to live in, the flower beds of stone creating contrasts of shapes and colours and a harmonious and relaxing environment.
The villa is served by the municipal aqueduct and is connected to both electricity and public sewerage.
Its strategic location makes it easy and quick to reach interesting tourist and cultural destinations in southeastern Sicily by car. Siracusa is about 5 km away, Noto 35 km.
The nearest airport is Catania, just a 50-minute drive away.
The house is perfect as a main residence and as a holiday home.
It is also interesting as an investment given the ever-important property values that this area maintains, with the possibility of including it in the international circuit of holiday homes, renting it out during periods of non-use and thus obtaining additional income.

Pictures















Location & Details



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

- Reference: 5957
- Villa/Farmhouse
- Panoramic View
- 7 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Yes
- Asking Price: € 320.000

- Floorspace: 159 m^2
- SQM Plot: 480 m^2
- Bedrooms: 2
- 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 a 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?

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