

Villa Pineta

Noto

HOUSE SURFACE	440 sqm
LAND SURFACE	3,200 sqm
BEDROOMS	10
BATHROOMS	10
VIEW	Overview
WATER	si
ELECTRICITY	si



An Irresistible Offer in Noto

In a strategic location, just 1.6 km from the picturesque village of Testa dell'Acqua and 15 km from the fascinating Baroque historic center of Noto, a UNESCO World Heritage Site, lies an exceptional property used as a hospitality facility. This property is ideal for those wishing to invest in the hospitality sector, immersed in the natural and cultural beauty of Sicily.

The receptive structure is developed on three levels, for a total of 440 square meters of floor space, offering ample spaces suitable for different residential and tourist configurations. Each floor is designed to maximize comfort and functionality, providing bright and welcoming environments for guests. This multi-level division allows the facility to be organized into well-defined zones, ideal for hosting events, multiple bookings or extended stays.

Surrounded by an outdoor area of approximately 3200 square meters, the property offers numerous opportunities to develop outdoor spaces. This extension invites the creation of gardens, relaxation areas, or corners dedicated to wellness, further increasing the attractiveness for visitors. The ability to take advantage of this outdoor space makes the property not only an ideal destination for tourists, but also a perfect retreat for those seeking tranquility and natural beauty.

Essential Connections for a Secure Investment

The property is already equipped with connections to the water and electricity networks, ensuring immediate start-up of activities without the need to commit to additional infrastructure. This advantage makes the property a practical and cost-effective solution for those wishing to enter the receptive market quickly, with all the amenities that a modern facility

can offer.

This exceptional offer represents a unique investment opportunity in the heart of one of Sicily's most beautiful regions. With its proximity to important historical and cultural attractions, and the potential to transform the property into one of the most sought-after destinations, investing in this property means securing a bright future in Sicily's prestigious tourism scene.

PRICE

350,000.00 €

Caratteristiche

- Garden
- Landscape View

