

Ceramiche di San Pietro

Caltagirone

HOUSE SURFACE	400 sqm
BEDROOMS	7
BATHROOMS	6
WATER	si
ELECTRICITY	si



Charming 18th century palace in the Heart of Caltagirone

In the heart of the historic center of Caltagirone, a UNESCO heritage city famous for its ancient ceramic tradition, we offer for sale an elegant 18th-century palace of great historical and architectural value. The property, nestled between alleys and Baroque views, still retains the authentic charm of a bygone era.

The palace, dating back to the 18th century, is embellished with original frescoes that testify to its historicity and artistic value. The main rooms are in need of partial renovation, but retain intact the noble characteristics of the period, offering the opportunity to restore splendor to a unique property. The property is developed on two main levels, with a total area of about 400 square meters. The entrance is through a large period portal that leads to a wine cellar, an ideal space to create a wine tasting or wine storage area. On the second floor there is a living area, two bedrooms with private bathrooms and other service rooms.

B&B with Separate Entrance: A Receptive Soul in the Historic Center
The second floor houses a B&B facility with independent access directly from the adjacent public garden. An ideal solution for those wishing to start or expand a tourist business in one of Sicily's most visited cities, thanks to its central location and the beauty of the building.

A Strategic Location between Culture and Sea

The mezzanine, in good condition, consists of three bedrooms, two bathrooms and a panoramic terrace, perfect for relaxing moments outdoors. This level can be used as an annex, private area or an integral part of the accommodation business, offering flexibility in space management. Despite its historical value, the property is already equipped with an independent heating system, an element that increases its year-round livability. This balance between ancient and modern makes the property

suitable for multiple uses: private residence, tourist facility, artist's residence or cultural center.

Caltagirone is located in a privileged position: close to the Val di Noto, rich in Baroque art, and a short distance from the enchanting beaches of Ragusa. This property is an ideal starting point for discovering the wonders of southeastern Sicily, with the possibility of living or hosting guests in a refined and authentic setting.

PRICE

365,000.00 €

Caratteristiche

- Garden
- Garage
- Panoramic
- Sea View
- Historical centre

