

Baglio degli Scalpellini

Canicattini Bagni

HOUSE SURFACE	580 sqm
LAND SURFACE	4 ha
VIEW	Sea, Overview
WATER	si
ELECTRICITY	si



The 1850 Nobleman's Masseria

In the heart of Sicily, in the municipality of Canicattini Bagni, our luxury agency offers for sale a fantastic baglio with 4 hectares of land. This extraordinary property offers a unique opportunity for those wishing to invest in a historic residence of great charm and beauty.

The main property is a two-storey masseria built around 1850, a true architectural jewel of the period. The main building, of the aristocratic type, has two floors and is characterised by a symmetrical façade enriched by two elegant balconies. The historicity and prestige of the structure are evident in every detail, offering a unique and fascinating atmosphere.

The entrance to the courtyard and buildings is marked by two majestic stone portals, giving the property an imposing and refined appearance. This monumental entrance leads to a spacious and welcoming courtyard, perfect for experiencing moments of tranquillity immersed in the history and beauty of the place.

The 4-hectare land surrounding the property features centuries-old olive and carob trees, which add a touch of authenticity and history to the property. These majestic trees not only enrich the landscape, but also offer the opportunity to produce high quality olive oil. The well-kept and scenic grounds represent a true piece of paradise.

Access to the property is very scenic and direct, thanks to a private driveway lined with stone walls and trees. This charming driveway not only guarantees privacy and tranquillity, but also affords spectacular views of

the surrounding countryside. Power lines run directly to the houses from the paved road, ensuring all modern conveniences.

A Unique Investment Opportunity

The location of the property is ideal for those who wish to live surrounded by nature without giving up urban conveniences. In just 15 minutes by car it is possible to reach the Cavagrande Reserve, a natural area of extraordinary beauty, and in 20 minutes the city of Noto, famous for its artistic and cultural heritage. This proximity to places of great interest makes the property even more attractive.

This property represents a unique investment opportunity in Sicily. With its fascinating history, land rich in natural resources and strategic location, the baglio in Canicattini Bagni is perfect for those who wish to create a prestigious residence or develop a tourism-related activity. Don't miss the opportunity to own a piece of Sicilian history. Contact us for further details and to arrange a visit to this extraordinary property.

PRICE

240,000.00 €

Caratteristiche

- Garden
- Panoramic
- Sea View
- Olive grove planting
- Carob tree planting
- Landscape View
- Several Bodies
- Peaceful Location
- Top of the hill

