

Terrazzo Nobile Modicano

Modica

HOUSE SURFACE	1,280 sqm
LAND SURFACE	26 ha
VIEW	Sea, Overview
WATER	si
ELECTRICITY	si



The Historic Masseria: A Charm of 1850

In the heart of the town of Modica, one of the most fascinating and historically rich cities in Sicily, our luxurious agency is proud to offer for sale an incredible baglio with 26 hectares of land. This property represents a significant piece of Sicilian agricultural culture and history, offering an unparalleled opportunity for those who wish to live immersed in the beauty and tranquility of the Sicilian countryside.

The main property is a two-story masseria, built around 1850, covering an area of 640 square meters. This charming structure is embellished with a 100-square-meter panoramic terrace that offers breathtaking views of the sea and the beautiful surrounding landscape. The masseria retains its original period charm, with authentic architectural details that tell the story and tradition of the place.

Entrance to the courtyard, paved in original stone, is through a characteristic gate that marks the entrance to a world of authentic Sicilian elegance. Within the courtyard are several outbuildings, including a recently renovated Sicilian-style apartment and several storage rooms. This atmospheric space is the beating heart of the property, offering a welcoming and functional environment.

The 26 hectares of land accompanying the masseria are a true treasure trove of biodiversity. Featuring centuries-old olive trees and majestic carob trees, the land is partially terraced and also includes arable portions, offering a perfect balance between agriculture and natural spaces. This varied landscape not only presents an agricultural opportunity, but is also a perfect setting for those seeking a scenic and serene retreat.

The property also includes barns, an agricultural storage building, and a two-story 300-square-meter house built in the 1980s, with separate access. These buildings offer additional possibilities for use, ranging from agricultural activities to hospitality, increasing the potential of this extraordinary estate.

This property is not only a masseria of great historical significance, but also an estate that offers modern conveniences in an evocative and authentic setting. The combination of Sicilian tradition and contemporary infrastructure makes it ideal for those who desire a perfect balance of ancient and modern in an extraordinarily beautiful setting.

Discover the Authentic Beauty of Modica

The sale of this baglio represents a unique opportunity to invest in a prestigious property in one of the most fascinating corners of Sicily. With its strategic location, its wide spaces and its remarkable historical and cultural value, this estate is perfect for those who want to live in harmony with nature and history, or for those who want to develop a high-quality tourism or agricultural project.

Don't miss the opportunity to own a piece of Modica's fascinating countryside. Contact us for more details and to arrange a tour of the property, and discover firsthand the magic and timeless potential of this extraordinary Sicilian estate, where every corner tells a story of beauty, tradition, and opportunity.

Translated with DeepL.com (free version)

Caratteristiche

- Garden
- Panoramic
- Sea View
- Olive grove planting
- Carob tree planting
- Landscape View
- Planting Arable
- Partially refurbished
- Several Bodies
- Terrace
- Peaceful Location
- Top of the hill

