

# Palazzetto della Musica

## Canicattini Bagni

HOUSE SURFACE	250 sqm
VIEW	Historic Center
WATER	si
ELECTRICITY	si



### Splendid Art Nouveau House in the Heart of Canicattini Bagni

In the picturesque municipality of Canicattini Bagni, just 20 km from historic Syracuse, 25 km from the beautiful shores of Plemmirio and Fontane Bianche, and 23 km from Noto, the historic center of Baroque recognized as a UNESCO World Heritage Site, our renowned real estate agency offers for sale an extraordinary property.

The Art Nouveau-style property is spread over a large area of 125 square meters per floor, offering space and versatility to suit every need. Although in need of minor adjustments, the house retains a timeless charm, being able to become a fine residence or a charming accommodation.

One of the distinguishing features of this house are the wonderful vaulted ceilings made of local stone. These architectural elements not only add character and historicity to the interiors, but also represent an authentic tribute to the Sicilian building tradition. Each stone vault is a work of art that delights the eyes and the heart, making the property unique.

The inner courtyard or "baglio," measuring 15 square meters, adds an additional charming touch to the property. This intimate and private outdoor space is perfect for relaxing outdoors, enjoying the Sicilian sunshine and creating an oasis of calm in the center of town. The beam can be used as a garden, outdoor dining area or relaxation area, customizing it according to your wishes.

Despite its old-world charm, the house is equipped with all the modern amenities necessary for comfortable living. Power supply and city water are available, ensuring convenience and comfort. The fusion of ancient and modern allows living in a historic setting without sacrificing contemporary amenities.

The property enjoys a central location in the town of Canicattini Bagni, offering the convenience of having stores, services and infrastructure within walking distance. This makes the property ideal both as a primary residence and as a vacation home, allowing you to easily explore all the surrounding wonders, from the vibrant Syracuse to the tranquil natural beauty of Plemmirio and Fontane Bianche, to the historical riches of Noto.

**PRICE**  
175,000.00 €

### **An Unrepeatable Opportunity**

This Art Nouveau home represents a rare opportunity for those seeking a property of historic charm with potential for customization. Whether you want to restore this property to create your dream residence or embark on a tourist accommodation project, this house offers a perfect canvas from which to start.

### **Caratteristiche**

- Sea View

