

## CHARMING COUNTRY HOUSE IN SICILY completely renovated



### **FACTS**

- +Detached Country House
- +170 m<sup>2</sup> floor space, 140 m<sup>2</sup> usable space
- +4 sleeping rooms
- +4 bathrooms
- +large kitchen / living area

- +covered terrace/Patio 22 x 6 Meters (Total of 132 sqm)
- +Property 45.000 sqm including:
  - +20.000 sqm of old grapes „nero di Avola“
  - +10.000 sqm Olive grove (60 trees)
  - +15.000 sqm fertile fields currently used for oats.

Charming country house in southeastern of Sicily situated on top of a hill with fantastic views towards the vineyards of the Maccari area.

Completely renovated in 2022, the building retains its original character with exposed brickwork and the use of natural materials for walls and floors.

The building has four bedrooms, each with its own bathroom and a huge terrace overlooking the Maccari vineyards.

The property also includes 20.000 sqm of vineyards, 10.000 sqm olive grove with 60 old Olive Trees, numerous fruit trees like pomegranate-, mulberry- and many almond trees surrounding the building and 15.000 sqm of fertile fields currently used to grow oats.

The building has its own wells for drinking water supply, a photovoltaic system, and an Imhof sewage disposal system, and can therefore be operated almost independently of public utilities.

In addition, building permits have already been obtained for a swimming pool, another residential building, and large agricultural outbuildings.



## ***lovingly completely renovated in 2022***

New: Roof, Electric wiring, Water pipes, Dirt Water (new Imhof), fully air-conditioned, Floors, Walls, Terrace floor and roof, street, fences, photovoltaic and much more  
Large Kitchen / Living Area with high Quality Kitchen devices like oven, dishwasher, gas field  
The Kitchen is also prepared for a open fireplace  
The House comes fully air-conditioned, Alarm System, W-Lan System, Camera System  
Heating with brand new climate LG Systems / heat / cold pump  
The house is also equiped with electric floorheating.  
Original Furniture, antique chairs, tables, lamps, Chesterfield Sofa,  
High Quality solid wood Beds, high Quality outdoor furniture (Dedon Orbit etc.)

### ***additionally Features:***

12 sqm Technology Building  
20 feet Sea Container for Storage (15 sqm)  
6 fountain, 6 cells photovoltaic, Battery 4,5 kWh

Permit for swimming pool  
Permit for another House with 70 sqm  
Permit for more buildings with up to 300 sqm



The windows and doors were handmade from Corten steel and fitted with insulated glass.  
The exterior doors are also made entirely of Corten steel. The ornate natural stone portals were sandblasted.

The entire building has Wi-Fi and air conditioning in all rooms and ample parking.





The Location offers not only a dreamlike, relaxed atmosphere, but also a variety of activities in the surrounding area. Explore the quiet beaches of Vendicari which are only 10 min. away or take a stroll through the picturesque alleys of Marzamemi to sample local specialities.



For nature lovers, there are hiking trails and bird watching in the Vendicari Nature Reserve, while culture enthusiasts can discover ancient ruins and traditional Sicilian crafts. The town of Pachino is around the corner where you will find numerous shopping opportunities.



**LOCATION:**

5 minutes from the beautiful beaches of the Vendicari Nature Reserve,  
10 Minutes from Marzamemi, the beautiful, fascinating southern Italian hamlet.  
10 minutes from Pachino, where you'll find numerous shopping opportunities.  
20 minutes from Noto,  
30 minutes from Syracuse  
50 minutes from Catania Airport





# THE KITCHEN



The building's former wine press has been converted into a spacious kitchen / living room with plenty of seating, and serves as the building's communal hub. High-quality natural stone slabs from Pietra di Modica have been laid throughout the building and on the spacious terrace.





## KITCHEN DINING AREA



Lovingly crafted details such as antique scissor lamps, stone basins, original industrial ceiling lamps, and old hardwood brick molds were used. The former wine cellars were fitted with deep drawers made of solid wood.





## THE ROOMS

This charming country house is perfect for renting out rooms. The spacious grounds in the middle of the olive grove could even be used to offer RV parking spaces. This would allow the property to generate an independent year-round income.





THE ROOMS





## THE PATIO



The spacious terrace, measuring over 130 square meters, is furnished with high-quality furniture, completely covered, and offers a fantastic view of the vineyards of the Maccari wine region.





THE PATIO





## ***TERRAIN / OLIVE PLANT / VINE FIELD***



The driveway to the house takes you through 20,000 square meters of old Nero di Avola vines and 10,000 square meters of olive groves. The entire area is fenced in.





**TERRAIN**





# MOODS



## **CONTACT**

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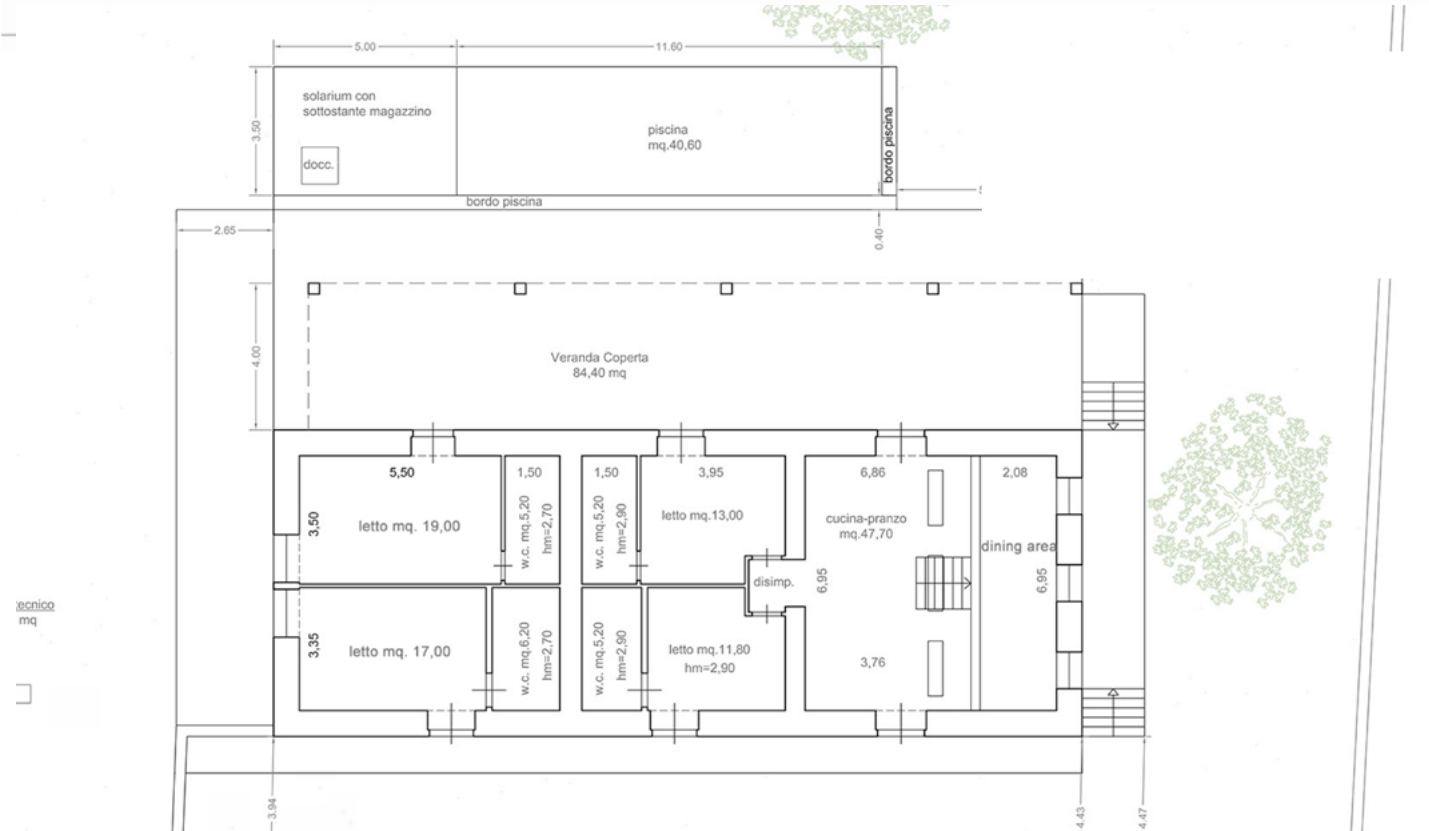
PLANS

PIANTA STATO DI PROGETTO SCALA 1:100



Prospetto Nord - Ovest

Botola di ispezione  
impianto piscina



tecnico  
mq





TERRAIN

