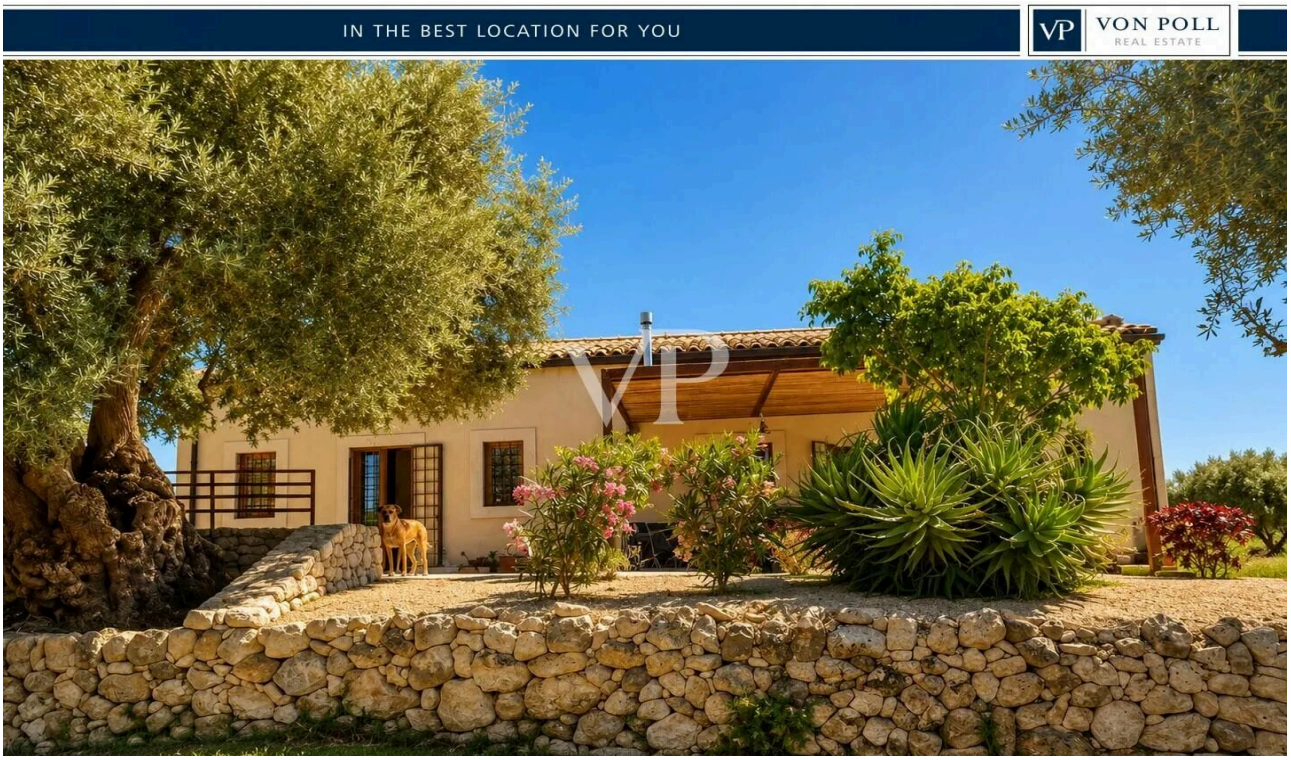
Noto – Sizilien

An exclusive country estate just four kilometers from the capital of the Baroque.

Property ID: IT262943163



PURCHASE PRICE: 640.000 EUR • LAND AREA: 13500 m^2

Property ID: IT262943163 - 96017 Noto – Sizilien

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At a glance

Property ID	IT262943163	Purchase Price	640.000 EUR
Year of construction	1800	House	Service area [motorway]
Type of parking	6 x Other	Total Space	ca. 180 m²

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Energy Data

Type of heating	Stove
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	A3

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The property





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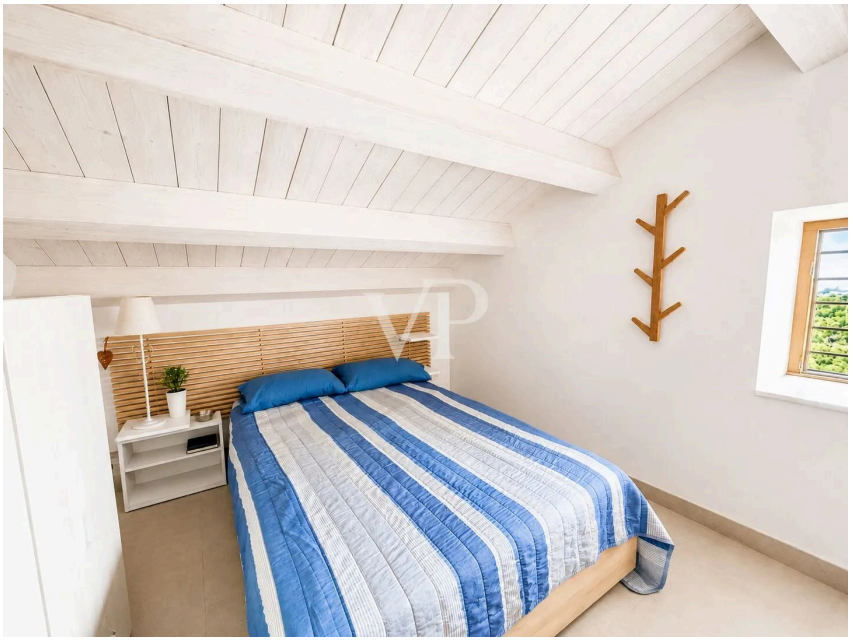
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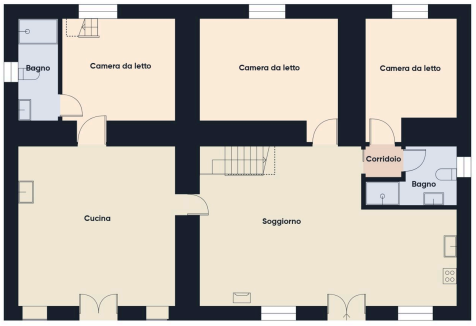
The property



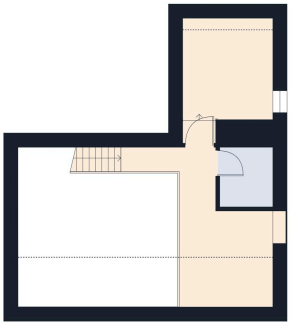


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Floor plans



Piano 0





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

An exclusive country estate just four kilometers from the capital of Baroque. Perched atop a hill in the Val di Noto, it offers a view that stretches out to the blue waters of the Ionian Sea. A perfect blend of the authentic charm of Sicilian rural tradition and living comfort that meets the high standards of contemporary living.

Masterfully and completely renovated in its entirety in 2017, the property now stands as an oasis of rare beauty and absolute privacy, nestled within a 13,500-square-meter private park. Here, the land tells ancient stories through the majesty of twenty centuries-old olive trees (out of a total of 60), 50 almond trees, 10 carob trees, and a fascinating natural cave—the silent guardian of this intimate home's past.

The farmhouse has a total floor area of over 180 square meters spread over two levels, where natural light is the undisputed star of every room. Designed to offer maximum versatility and comfort, the property features:

The living area: two spacious eat-in kitchens with integrated living areas, designed to welcome guests and share in Sicilian hospitality.

The sleeping area: three elegant double bedrooms, one single bedroom, and three exquisitely finished bathrooms.

The creative space: an additional room ideal for use as a private study or library.

Outside, life unfolds under the large covered veranda overlooking the courtyard: the perfect spot for summer dinners under the stars and afternoons of total relaxation, surrounded by the scents of the Mediterranean scrub.

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Details of amenities

Cutting-Edge Technology and Sustainability
Behind the timeless charm of this property lies a highly efficient technological system. The villa was designed to ensure complete independence and the utmost respect for the environment:
Energy Efficiency Class: A3
Energy Self-Sufficiency: A 6 kW photovoltaic system and a 6 kW next-generation electrical system.
Water Resources and Comfort: A 300-liter solar thermal water heater for hot water, a 15,000-liter cistern for domestic water, and a second 25,000-liter cistern for rainwater harvesting.
Climate Control and Security: Independent pellet-fired heating, hot/cold climate control in every room, and a modern perimeter burglar alarm system on doors and windows.
The property also features a dual entrance (one of which has an automatic gate) and a large private parking area that can accommodate up to 7 cars, including two covered and shaded parking spaces.

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All about the location

CONTRADA CANALISI NOTO is one of the most exclusive and sought-after rural areas in the immediate outskirts of Noto. It is situated in a stunning hillside location northeast of the historic center.
Situated on a panoramic hilltop, the district enjoys a constant breeze that mitigates the heat of the Sicilian summer. The view sweeps across Noto's characteristic terraced fields planted with olive, almond, and citrus trees, gently sloping down toward the Ionian coast until the horizon of the sea comes clearly into view. It is a setting characterized by absolute tranquility, privacy, and security. In recent years, the area has undergone significant redevelopment thanks to the restoration of historic farmhouses and the emergence of exclusive country villas and boutique agritourism properties, which preserve the rural charm of the area without sacrificing modern comforts. Historic Center of Noto (Capital of Baroque): about 4 km (7–10 minutes by car). Its proximity allows you to reach the Cathedral, Palazzo Nicolaci, and the downtown restaurants in just a few minutes.

Lido di Noto (The Beaches): about 10–12 km (15-minute drive). This is the nearest coastal spot, ideal for beach resorts and amenities.

Vendicari Nature Reserve & Calamosche Beach: about 15–18 km (20–25 minutes by car). An unspoiled oasis for lovers of nature and crystal-clear waters.

Marzamemi Fishing Village: about 25 km (30-minute drive). Famous for its ancient tuna trap, picturesque square, and lively nightlife.

Syracuse and the Island of Ortigia: approximately 35 km (35-minute drive via the nearby A18 highway).

Catania International Airport (Fontanarossa): approximately 85 km (60-minute drive, almost entirely on the highway)—a key detail for international guests.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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