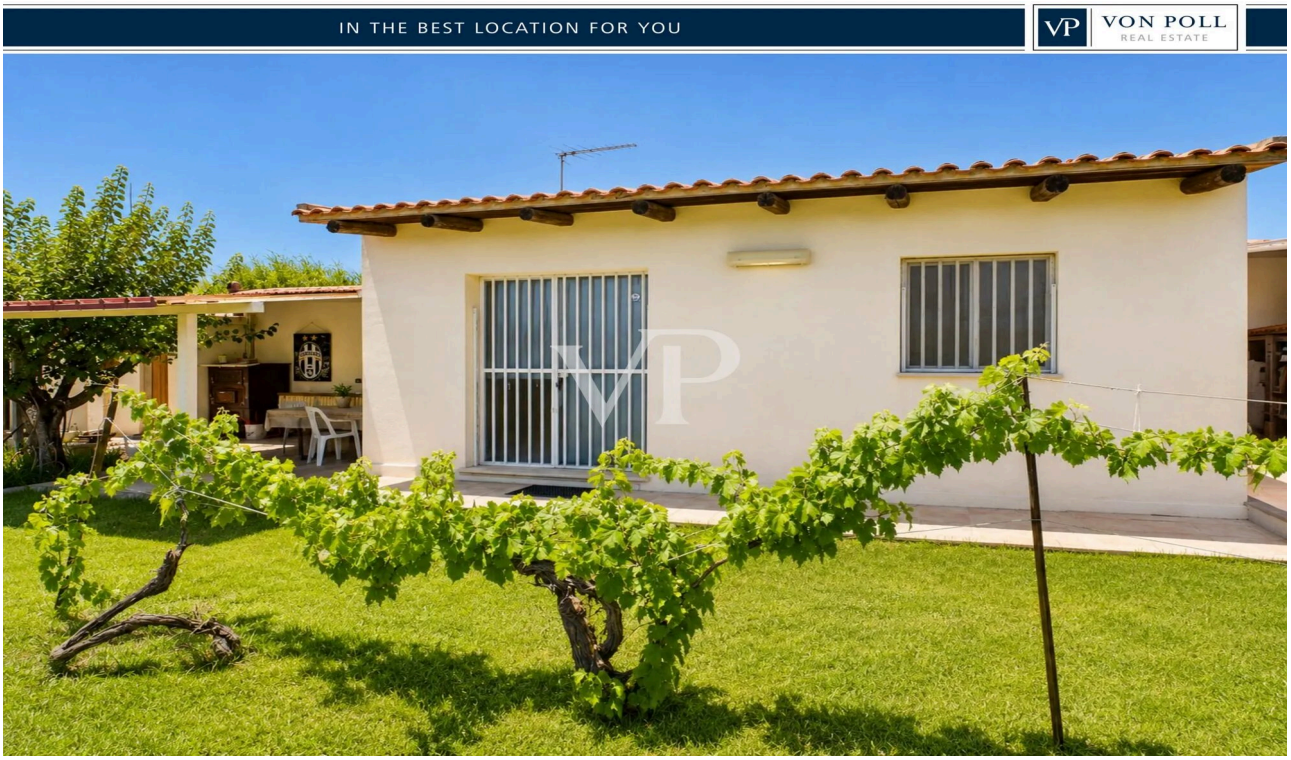
Portopalo Di Capo Passero – Sizilien

Villa with a large garden just a few minutes from Carratois Beach

Property ID: IT262943321



PURCHASE PRICE: 360.000 EUR • LIVING SPACE: ca. 80 m^2 • ROOMS: 4 • LAND AREA: 1200 m^2

Property ID: IT262943321 - 96010 Portopalo Di Capo Passero – Sizilien

- At a glance
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Property ID: IT262943321 - 96010 Portopalo Di Capo Passero – Sizilien

At a glance

Property ID	IT262943321
Living Space	ca. 80 m²
Rooms	4
Bathrooms	2
Year of construction	1995
Type of parking	2 x Other

Purchase Price	360.000 EUR
House	Single-family house / Detached house
Total Space	ca. 93 m²

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Energy Data

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

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The property





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The property

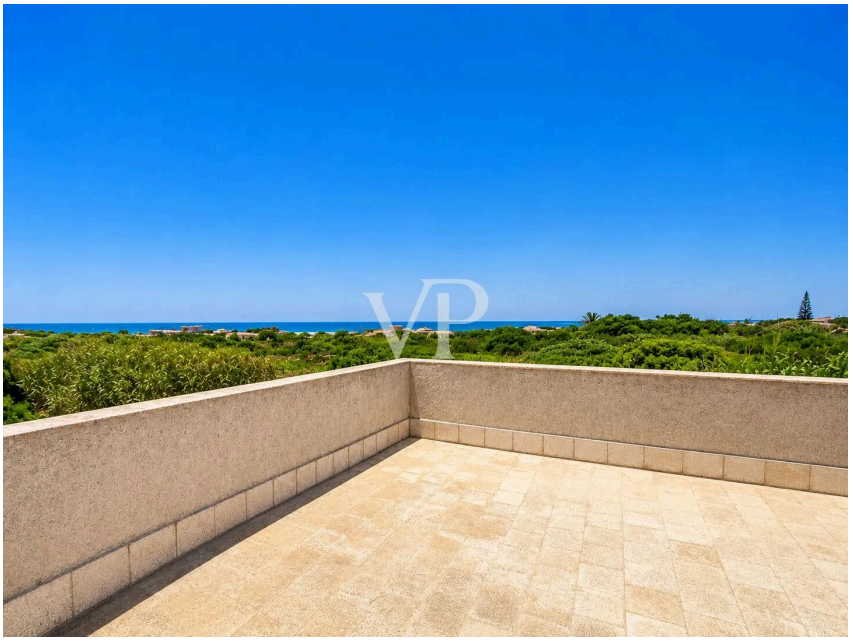




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The property





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The property





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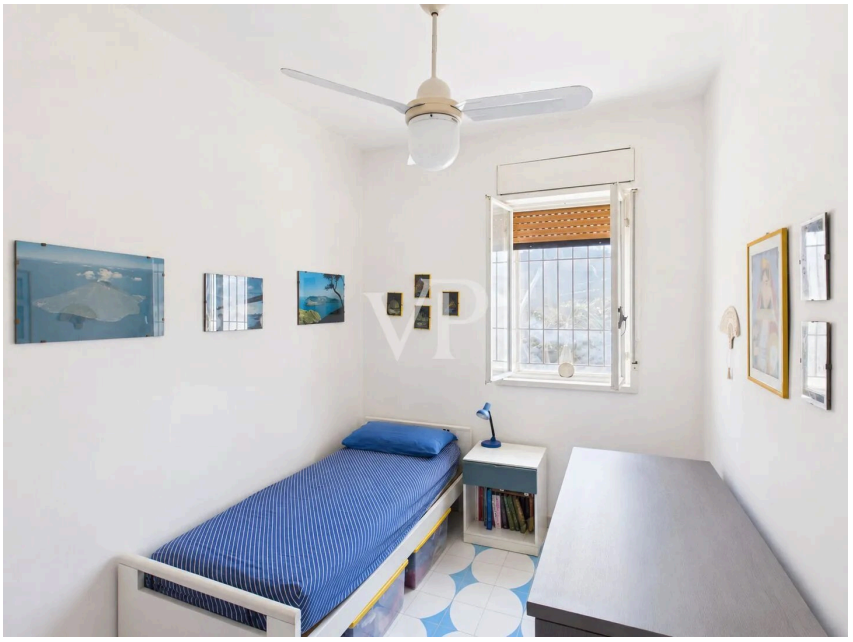
The property





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The property





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Floor plans



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

Detached Villa in Contrada Guardiani - Portopalo di Capopassero
In the most picturesque part of Sicily, where the two seas meet, Von Poll Real Estate offers you an extraordinary opportunity to own a detached home. We are located in Contrada Guardiani, just 250 meters from a breathtaking beach bordering the famous Isola delle Correnti, immersed in an atmosphere of authentic Mediterranean beauty.The interior has not been renovated since 1995 and remains in its original condition, allowing you to reconfigure and redefine the spaces to suit your own taste. The cozy and functional interior consists of a small living room with an open kitchen, three bedrooms, and two bathrooms.
The villa is designed for outdoor living, thanks to the spacious central veranda where you can enjoy the sea breeze that keeps the air refreshing even on the most sweltering summer days. The side of the villa opens onto a spacious courtyard used as a barbecue area for social gatherings, complemented by a sun deck with a sea view where you can indulge in total relaxation. Surrounded by a wonderful 1,000-square-meter garden, featuring a meticulously manicured lawn that offers a refreshing atmosphere and could even be converted into a space for a swimming pool for those who wish.
Climbing the outdoor staircase leads to the terrace above, a true private viewpoint. From here, the view of Isola delle Correnti is simply unique—a natural landscape that changes colors with every hour of the day. Solar panels are already installed on the roof, an eco-friendly and efficient choice that provides hot water by harnessing Sicily's endless sunshine.
The property also includes two convenient outdoor storage rooms, measuring 24 and 14 square meters, respectively.

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Details of amenities

- Solar panels for domestic hot water
- Fully functional pellet stove
- Two water storage tanks, ensuring an independent water supply
- Driveway gate and pedestrian gate
- Two spacious storage areas, which can also be used as guest quarters
- Covered veranda with barbecue area
- Small tool shed
- Garage and several outdoor parking spaces
- Sun deck
- Panoramic terrace above

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All about the location

The villa is located on a quiet private road shared with only three other homes, ensuring privacy and seclusion. Just 250 meters away is one of the most picturesque beaches in eastern Sicily, an unspoiled stretch of coastline near Isola delle Correnti, where the Ionian Sea meets the Mediterranean Sea.

The property is about 7 km from the center of Portopalo di Capo Passero and about 30 km from Noto, the famous Baroque city designated a UNESCO World Heritage Site.

In the immediate vicinity is the Castello Tafuri Charming Suites, an exclusive hotel housed in a historic castle overlooking the sea, ideal for dinners, aperitifs, and moments of relaxation.

During the summer season, the area comes alive thanks to the numerous beach clubs and seaside venues. Among the most renowned are the Kalè Beach Club, located in Contrada Guardiani right across from Isola delle Correnti; the Lido Dune Beach, nestled among the characteristic sand dunes; and the Lido El Caribe.

Just a 15- to 20-minute drive away is Marzamemi, one of Sicily's most charming seaside villages, famous for its tuna fishery, its seaside square, its seafood restaurants, and its lively summer atmosphere.

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Contact partner

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