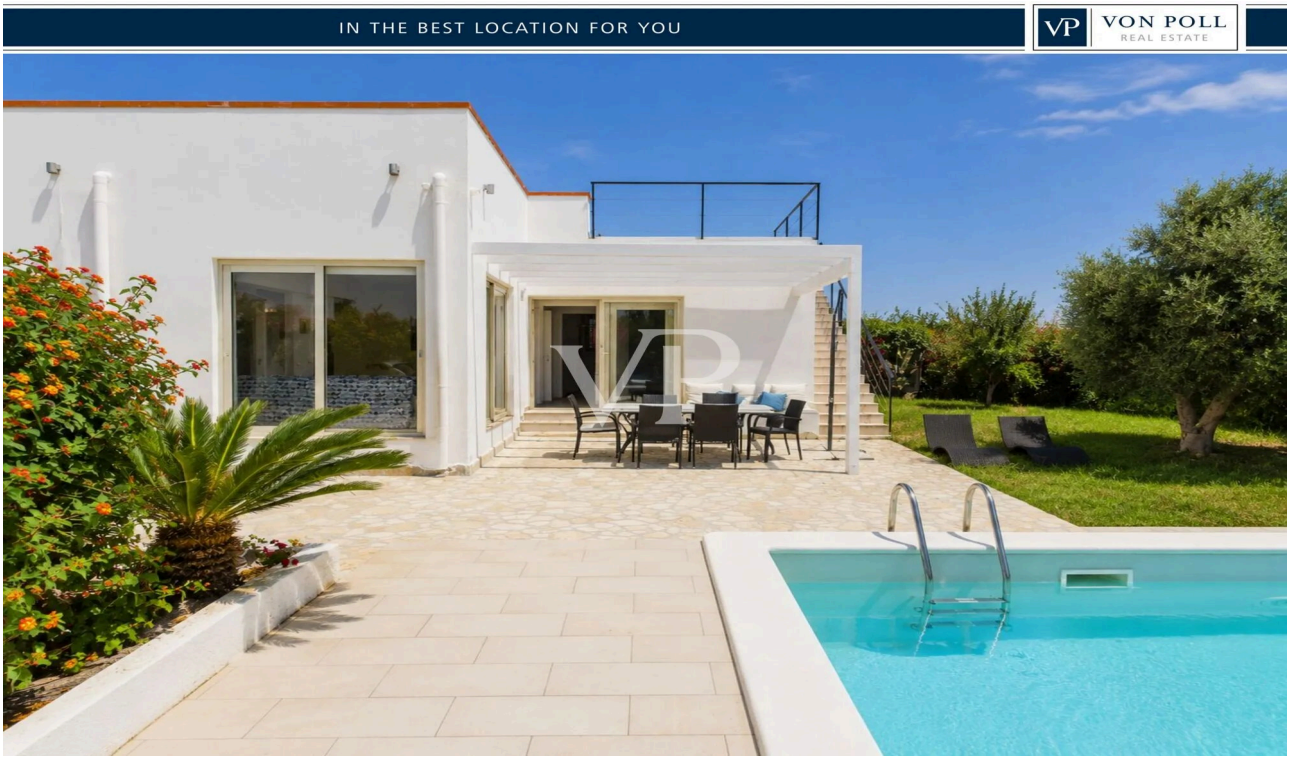
Castelvetrano – Sizilien

Exclusive villa with a pool and unobstructed ocean views in the Belice Nature Reserve

Property ID: IT262943322



PURCHASE PRICE: 580.000 EUR • LIVING SPACE: ca. 90 m^2 • ROOMS: 5 • LAND AREA: 700 m^2

Property ID: IT262943322 - 91022 Castelvetrano – Sizilien

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At a glance

Property ID	IT262943322
Living Space	ca. 90 m²
Rooms	5
Bedrooms	3
Bathrooms	2
Year of construction	2018

Purchase Price	580.000 EUR
House	Single-family house / Detached house
Total Space	ca. 129 m²
Condition of property	Modernised
Equipment	Swimming pool

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Energy Data

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

Energy efficiency class	C
Year of construction according to energy certificate	2018

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The property





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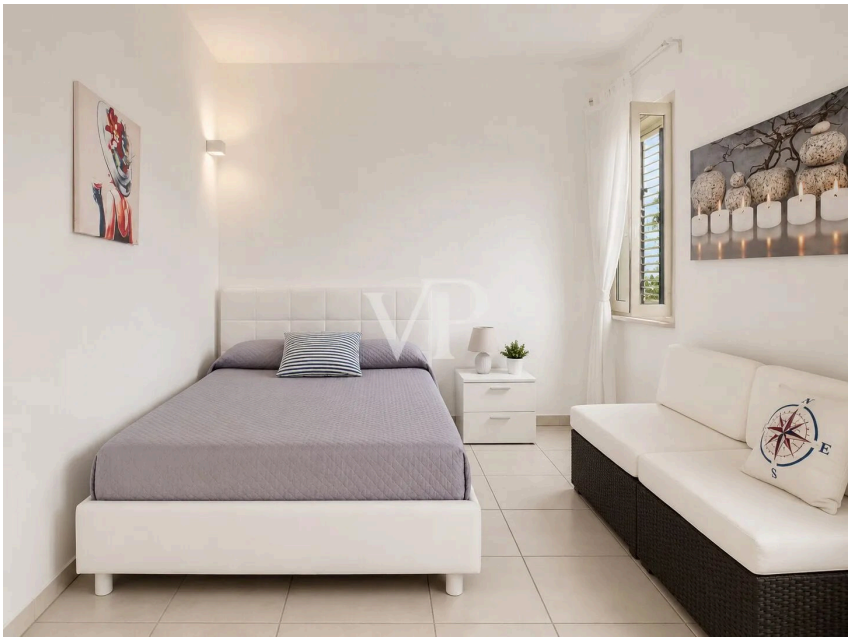
The property





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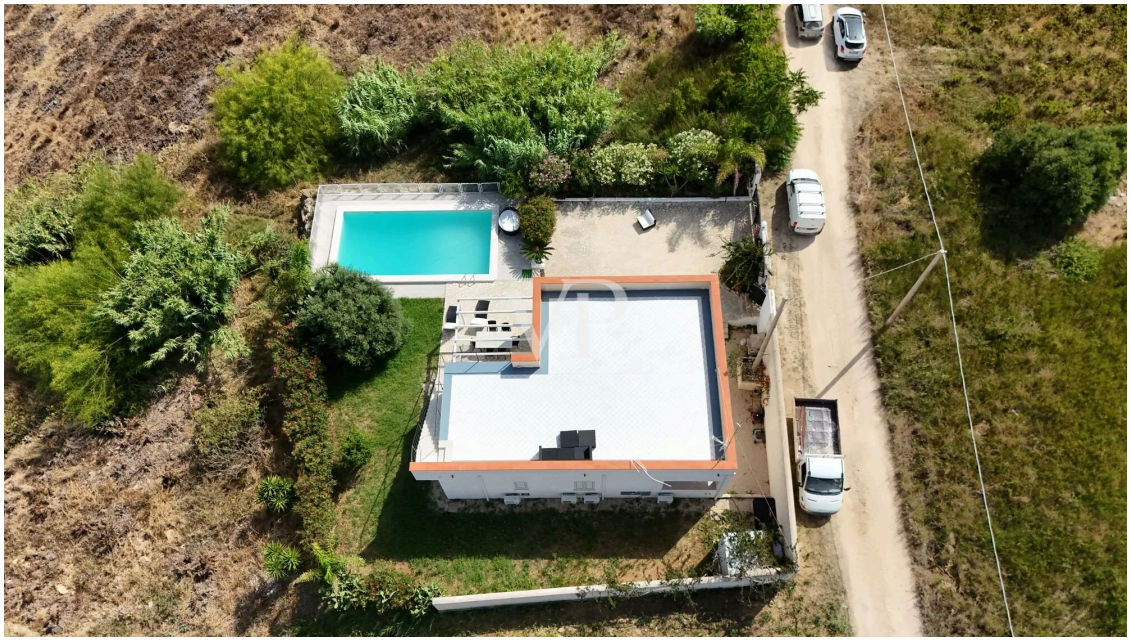
The property





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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

Located within the Belice Valley by the Sea Nature Reserve, perfectly integrated into a dreamlike landscape amid the vibrant fuchsia of bougainvillea and the scent of oleanders, Von Poll is offering for sale a villa whose view stretches to the horizon, embracing the hues of the bluest and most pristine sea in all of Sicily.

With a thoughtfully laid-out floor area of approximately 90 square meters, the villa is designed to maximize natural light and comfort. The spacious and bright living room with an open kitchen has been designed as a true “living painting”: the immense floor-to-ceiling windows blend the interior space with the surrounding nature and the view of the sea.

The three bedrooms and two bathrooms complete this villa, designed as an intimate retreat of total tranquility.

The true masterpiece of the property is the surrounding garden and the natural sun deck, meticulously tended down to the last detail, which frames the private pool, from which one can enjoy a panorama where the shades of blue of the sea blend with those of the sky.

A property designed for those seeking absolute privacy, understated luxury, and a deep connection with the island’s most authentic beauty.

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Details of amenities

Irrigation system
Hot/cold air conditioning
Swimming pool with sun deck
Burglar alarm system
Automatic gate

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All about the location

The villa is easily accessible from two airports:
- Trapani-Birgi Airport (TPS), about 50–53 km away.
- Palermo Falcone and Borsellino Airport (PMO), about 65–70 km away.

There are also renowned hotels and resorts in the immediate vicinity, including Le Dune Resort, Il Vigneto Resort & Restaurant, and Masseria del Carboj, confirming the area's high appeal to tourists and the excellent level of services available.

The region is also renowned for its food and wine traditions: the prestigious wineries of Menfi and Marsala offer tastings and tours dedicated to discovering local wines and culinary specialties.

Just a few minutes from the villa are some of the most important historical and cultural sites in western Sicily, including the Selinunte Archaeological Park, the Valley of the Temples in Agrigento, and Eraclea Minoa. All of this is complemented by kilometers of pristine beaches and nature reserves of extraordinary beauty, making this location one of the most charming on the island.

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Contact partner

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