Siracusa – Sizilien

Prestigious "Country Estate" from 1895 with a Pool – Syracuse

Property ID: IT262943440



PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 300 m^2 • ROOMS: 15 • LAND AREA: 4000 m^2

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At a glance

Property ID	IT262943440
Living Space	ca. 300 m²
Rooms	15
Bedrooms	3
Bathrooms	3
Year of construction	1895

Purchase Price	950.000 EUR
House	Single-family house / Detached house
Total Space	ca. 414 m²
Condition of property	Modernised
Usable Space	ca. 322 m²
Equipment	Terrace, Swimming pool, Fireplace

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Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate

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The property

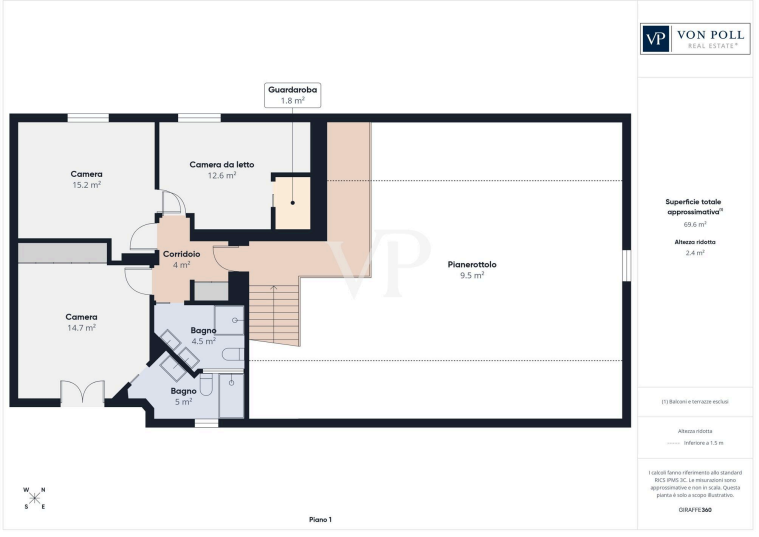




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Floor plans







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

Nestled in the tranquility of the picturesque Sicilian countryside near Syracuse, just a 10-minute drive (8 km) from the millennia-old charm of the island of Ortigia, we are offering for sale an exclusive historic estate dating back to 1895. This property of rare value masterfully combines the authentic charm of Sicilian tradition with the comforts of contemporary living, offering an ideal solution for those seeking a prestigious residence or an exclusive retreat.
The property spans a total floor area of approximately 400 square meters, divided between the magnificent main residence and a completely independent guesthouse. The thick stone walls, original to the period, ensure perfect acoustic and thermal insulation, creating an oasis of absolute silence and coolness within the rooms.
The main residence opens onto a monumental living room with exposed beams, characterized by an elegant and timeless atmosphere. This spacious room features a large conversation area enhanced by a fine fireplace, a billiards area, and a private study corner. Moving on, the ground floor features a guest bedroom, a half-bath, and a large eat-in kitchen, which also boasts a second fireplace and a dedicated TV area.
From the main living room, a grand marble staircase leads to the first floor, where the sleeping quarters are located: here you'll find three bedrooms, including the master suite with an en-suite bathroom, an additional full bathroom serving the floor, and functional built-in closets that blend seamlessly into the design.
The 3,700-square-meter fenced garden is a true private botanical garden designed for relaxation and well-being in the open air:
• Scenic Pool: A stunning pool framed by a meticulously manicured English-style lawn and a spacious sun deck.
• Lounge & Bar Area: A fully equipped outdoor space adjacent to the pool, ideal for entertaining guests, hosting sunset cocktail parties, or gala dinners under the stars.
• Native Flora: A portion of the land is dedicated to a traditional orchard and centuries-old olive trees, which fill the air with the authentic scents of Sicily.

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Details of amenities

Swimming pool with Outdoor Spaces and solarium with large relaxation area in the manicured lawn
Bar area
Outdoor kitchen complete with barbecue and wood-burning oven
Spacious Veranda
20 kW photovoltaic system
30 KW storage battery
Solar thermal system
Air conditioning cado / cold
Spacious Parking
Dependance 100 sqm
Orchard

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All about the location

Its location along the main road to Floridia not only allows you to reach the historic center of Syracuse and Ortigia in just a few minutes, but also ensures a quick and smooth connection to the highway interchange leading to Catania International Airport and to the most famous beaches along the Syracuse coast (Fontane Bianche, Arenella) and the Val di Noto.

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Contact partner

For further information, please contact your contact person:

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