

Siracusa – Sizilien

Prestigious farmhouse from 1895

Property ID: IT252942613



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PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 300 m² • ROOMS: 15 • LAND AREA: 4.000 m²

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At a glance

Property ID	IT252942613
Living Space	ca. 300 m²
Rooms	15
Bedrooms	3
Bathrooms	3
Year of construction	1895

Purchase Price	950.000 EUR
Commission	Subject to commission
Total Space	ca. 414 m²
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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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

Just 2 km from the historic center of Syracuse, nestled in a private oasis of Mediterranean greenery, we offer for sale an elegant 1895 farmhouse of great value, renovated and enriched with a scenic swimming pool, independent outbuilding and large outdoor spaces.

The carefully landscaped garden of c.a. 5,000 m².

The largest part of the garden surrounded by palm and olive trees extends into a lawn mantle surrounding the pool, creating a post-bathing relaxation area, and outdoor bar area. The other area of the garden extends into a rich orchard with authentic traditional varieties and a careful selection of fine essences.

The farmhouse covers a total of 400 m²: 300 m² in the main body and 100 m² in the elegant annex, ideal either as an extension of the house or to start a level accommodation business.

The main villa welcomes with bright and airy rooms. On the ground floor we find an elegant living room, exposed beams, fireplace and scenic marble staircase, a spacious kitchen with fireplace, a large TV area, a bedroom, a bathroom and a practical laundry area.

The upper floor houses three bedrooms and two bathrooms, finished with refined materials. Parquet and rough marble give the entire property a timeless elegance.

The outdoor area is designed as a true outdoor living: large veranda usable all year round, outdoor kitchen with barbecue and wood-burning oven, ideal for moments of conviviality.

Perfect as a private residence, vacation villa or high-end accommodation and possibility for high-profile events. An exclusive retreat within walking distance of one of Sicily's most fascinating cities.

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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

Dependence 100 sqm

Orchard

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All about the location

Just 2 km from Syracuse ,in just 10 minutes by car you can reach the center of Syracuse and the enchanting island of Ortigia, allowing you to enjoy all the services, cultural attractions and the sea, while living in a rural and private setting.

At the same time, you are a short distance from the center of Floridia, a town that offers essential services, The area is well connected to the main roads and highways (such as the junction for the Syracuse-Gela highway), facilitating travel to other locations in eastern Sicily, Catania airport and nearby UNESCO sites such as Noto and the Val di Noto.

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Contact partner

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