



Traditional Sicilian Mansion with Pool and Land

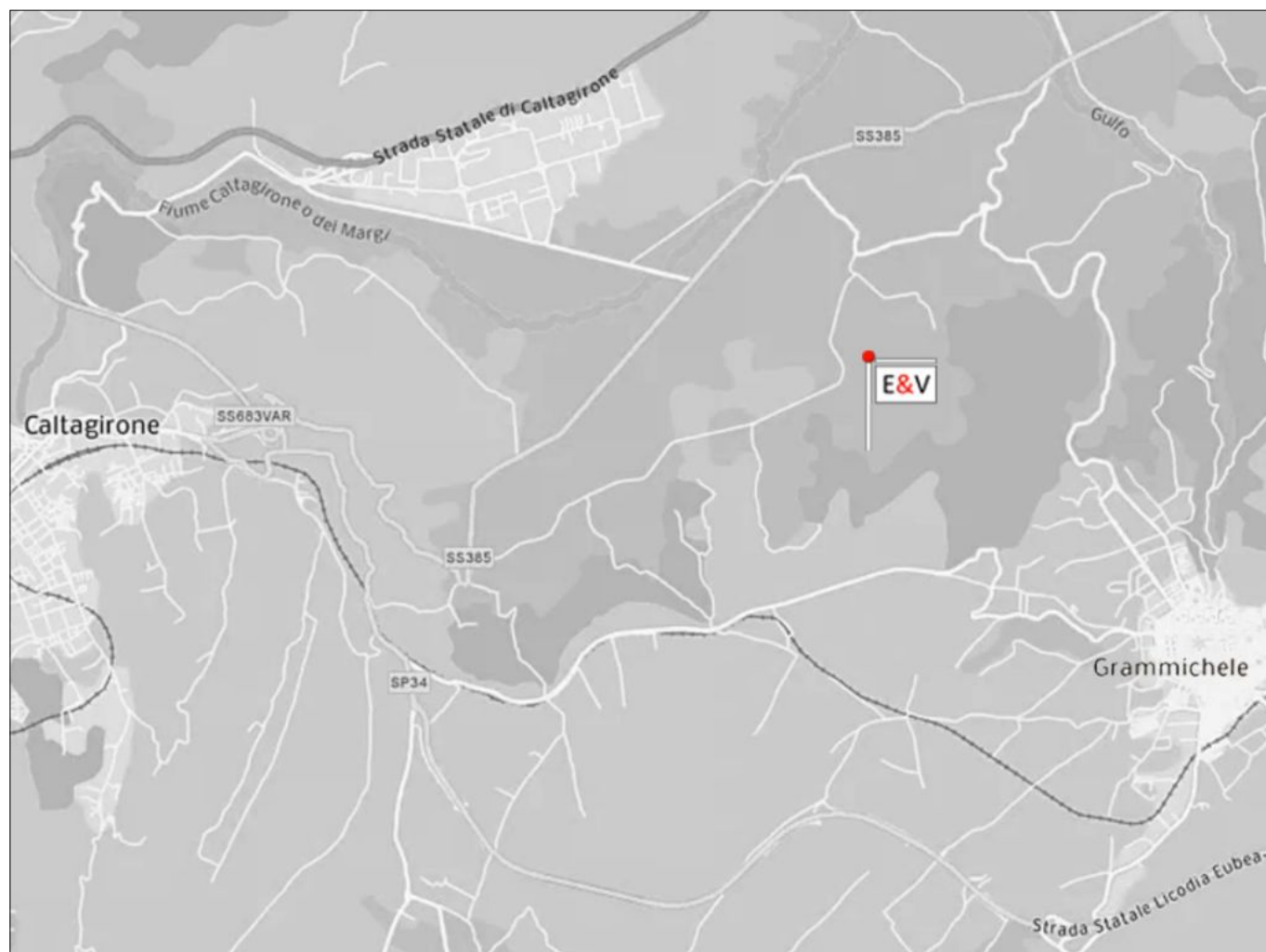
Grammichele • Catania hinterland

Asking price	890,000 EUR
Total Surface	approx. 540 m ²
Plot Surface	approx. 140,000 m ²
Energy Efficiency Rating	E, 198,28 I.P.E kWh/m ²
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E&V ID W-02HLVQ



Property Details

• Total Surface	approx. 540 m ²	• Number of Rooms	12
• Usable Surface	approx. 460 m ²	• Number of Bedrooms	6
• Plot Surface	approx. 140,000 m ²	• Total Number of Bathrooms	8
• Terrace Size	approx. 200 m ²	• Of which Number of Master Bathrooms	4

Commission Text

The brokerage fee (commission) is paid by the buyer in the amount of 4,00% + VAT of the purchase price of the property. The commission shall mature and become due at the time when the buyer becomes aware that his offer has been accepted by the seller and must be paid before the signing date of the preliminary sale agreement (compromise). ALM Real Estate s.r.l. (licensee of Engel & Völkers Italia s.r.l.) and its real estate agents have the right to immediately demand the payment of the commission.

Important Notice

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Property Description

Dating back to the late 19th century, this large estate draws on the atmosphere of the 'Gattopardo' era and the typical charm of the Sicilian countryside. Recently renovated with fine taste, the property is set over two levels.

Grand reception rooms and a wonderful, ceramic-tiled kitchen can be found on the main floor, and five modern en suite bedrooms on the lower floor. A lush lawn to the front of

the house and a panoramic terrace to the rear set the scene for the outdoors, which feature a large pool that enjoys the shade of the surrounding trees for a sensation of coolness and relaxation. The land is cultivated with olive and citrus groves, with a large portion also covered by a pristine forest, ideal for indulging in long walks immersed in the colour hues and aromas of this still untouched region of Sicily.

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Location Description

The property is situated between Caltagirone and Grammichele, around 60 km far from the city of Catania. Located in a strategic position near the historic-archaeological sites of Piazza Armerina, the ceramic centre of Caltagirone and the beautiful Hyblaean baroque cities of

Ragusa, Modica and Palazzolo Acreide, as well as all the wonderful medieval villages of the hinterland such as Ferla and Buccheri.

The Catania airport can be reached in 50 minutes by car and Comiso airport in 40 minutes.

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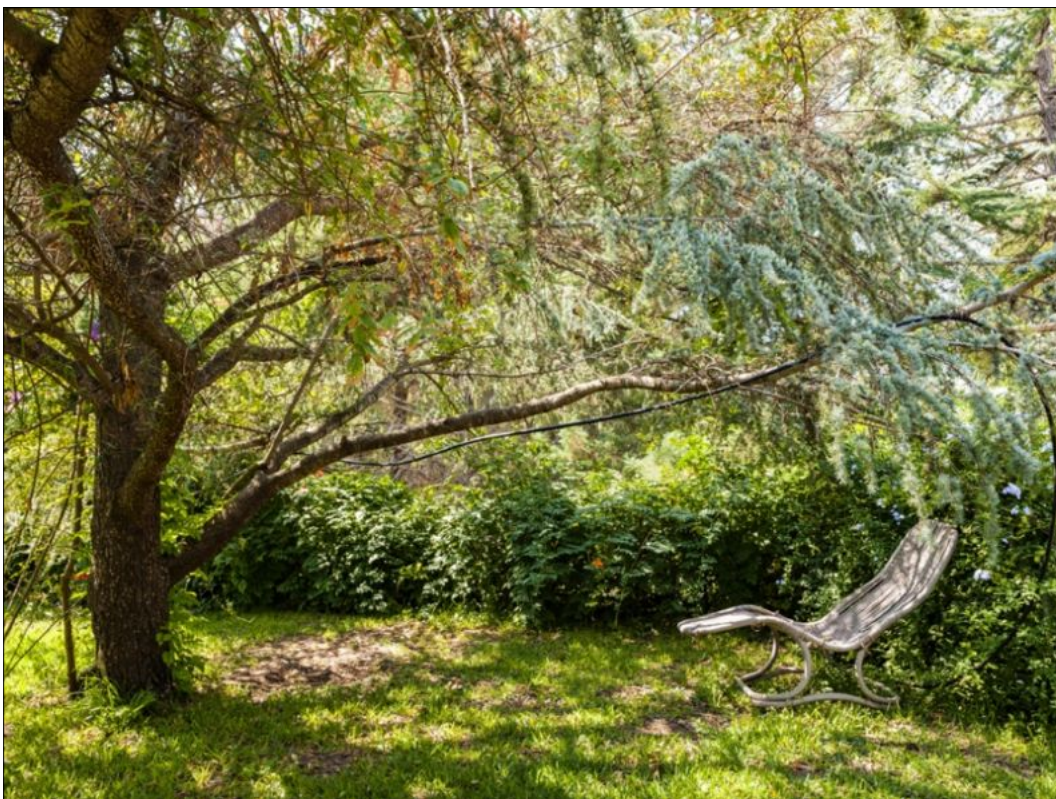


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Floor Plan



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