

Property Class:

Villa

Property Price ( in € ):

€ 240,000

Location:

Modica

Val di Noto

Val di Noto

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Val di Noto

Description:

A two-story Country Villa located in a well connected but quiet area, less than 8 min. away from the town center of Modica and less than 15 min. away from the sandy beaches of Marina di Modica.

The property has been built in 1971 with regular project on a portion of land of 2450 sqm. and is still in excellent structural condition; there is plenty of space outside to plant garden and build a swimming pool / barbecue area with gazebo.

The quadrature of the Villa is about 120m (each floor), with a garage of 48 sqm. and big porch on ground floor. The living apartment, reachable through a large external staircase, of 120 sqm. (5 rooms + service room) is at first floor and is mostly surrounded by a large balcony/veranda with view (on one side, up to the Sea!).

As you can see from the pictures, interiors are in good shape and the house can already be lived. At the same time, the healthy and straightforward structure of the building is ideal for the development of various modernization projects.

Property Tags:

Garage

Garden

Less than 30min from Train Station

Less than 1h from Train Station

Less than 1h from the Sea

Less than 1h from Airport

Postal Code:

97015

Location:

Modica is located into the heart of the Val di Noto (Noto Valley) district characterized by its eight late Baroque cities who became in 2002 UNESCO World Heritage Sites. The Val di Noto cities are: Caltagirone, Militello Val di Catania, Catania, Modica Noto, Palazzolo, Ragusa and Scicli. Most of the area is now well known thanks to the famous 'Commissario Montalbano' TV series.

If you love the Sea, you will not be disappointed. There is an uncontaminated coastline from at least 15min. easy car drive from the Villa. You can park the car almost anywhere and walk onto a sandy beach. The beach season for locals starts in Maggio until the end of August, even though the weather can be lovely through to November and starting from April (and occasionally beyond).

Modica historical city center with Restaurants and Shops less than 10min.

Train station (in Modica) less than 10min.

Bus station (in Modica) less than 10min.

International Airport (in Comiso) less than 30min.

International Airport (in Catania) less than 90min.

Shopping Center (in Modica) less than 10min.

Hospital (in Modica) less than 5min.

**Other Towns and Sightseeing:**

Ragusa, less than 20min.

Scicli, less than 15min.

Pozzallo, less than 10min.

Noto, less than 25min.

Caltagirone, less than 70min.

Catania, less than 70min.

Malta Island, from Pozzallo less than 120min by Ferry

Palermo, less 180min. by car

Square Meters ( m<sup>2</sup> ):

120

Rooms:

5

Bedrooms:

2

Bathrooms:

1

Year of Construction:

1971

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