

Noto – Sizilien

# Villa 150 Meters from the Sea in Lido di Noto - With Private Garden

Property ID: IT252942244



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PURCHASE PRICE: 240.000 EUR • ROOMS: 3

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942244 |
| Available from       | 27.08.2025  |
| Rooms                | 3           |
| Bedrooms             | 2           |
| Bathrooms            | 2           |
| Year of construction | 1990        |
| Type of parking      | 2 x Other   |

|                |                        |
|----------------|------------------------|
| Purchase Price | 240.000 EUR            |
| Commission     | subject to commission  |
| Total Space    | ca. 100 m <sup>2</sup> |
| Usable Space   | ca. 79 m <sup>2</sup>  |

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## Energy Data

Power Source

Electric

Energy Certificate

Energy demand  
certificate

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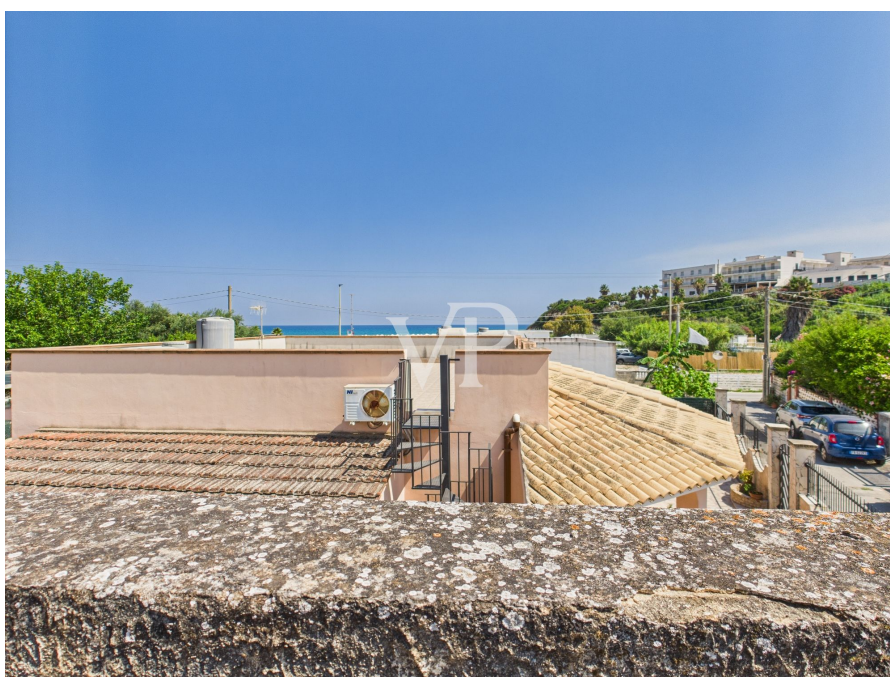
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## The property



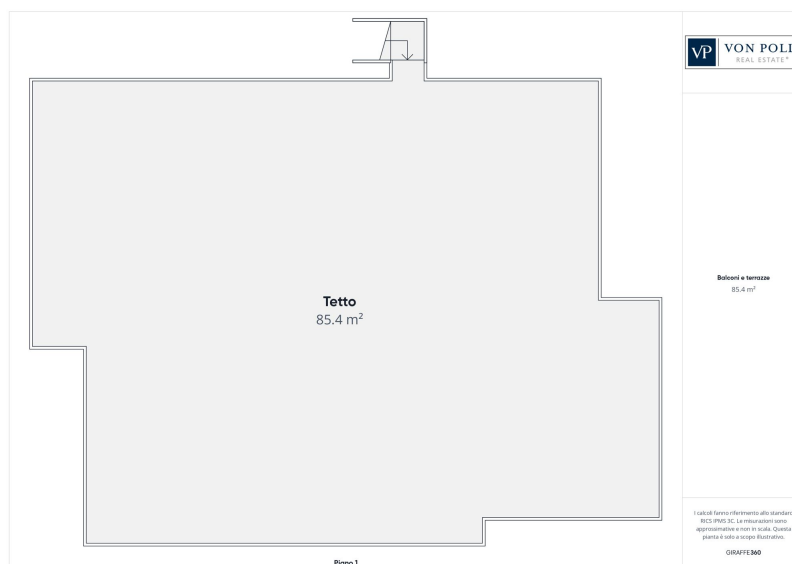
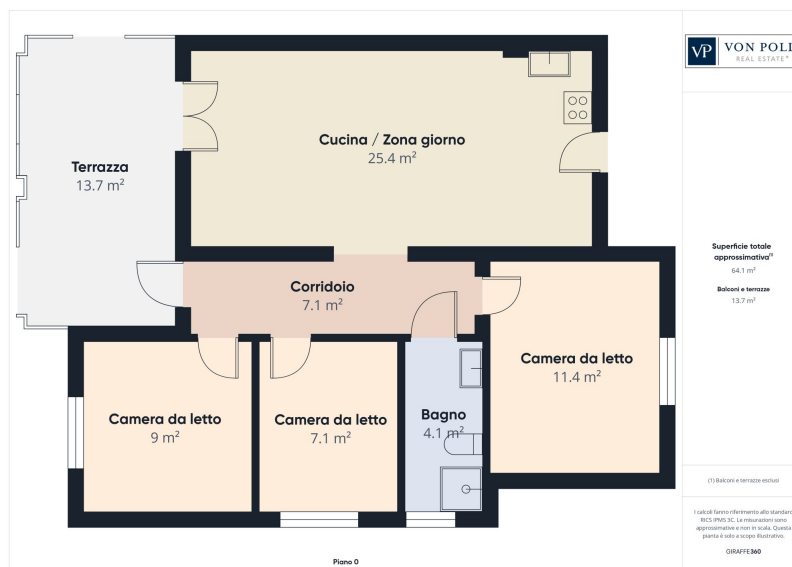
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## Floor plans



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

Villa in Lido di Noto only 150 meters from the sea and two steps from the Baroque of Noto

In Lido di Noto, seaside resort with crystal clear sea, we offer for sale delightful small villa of about 70 square meters , surrounded by a large garden of 400 square meters, with barbecue area a true haven of tranquility

In addition, the strategic location also allows you to be close to the famous historic center of Noto, with its splendid baroque heritage, reachable in a few minutes. Thus being able to enjoy the wonders of art and Baroque architecture, walking through its streets full of charm and history.

The villa , in good condition, is complete with furnishings consists of a cozy living room with open kitchen, three spacious bedrooms and a bathroom.

The interior composition is also rational and perfect as a beach house or as an investment,

This villetta is the perfect choice ,contact us today and be won over by this opportunity to experience the sea and culture in one of the most beautiful areas of Sicily!

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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