



## Villa for Sale in Custonaci

€ 1.200.000

Ref. CBI148-2130-175



**416 sq.m | Bathrooms: 5 | Bedrooms: 3 | Rooms: 8**

Coldwell Banker 24Re presents for sale in the heart of picturesque Sicily, nestled amidst the majestic hills embracing Custonaci and Castelluzzo, a project wrapped in the promise of a new life. Here, where the sunlight reflects on the ancient marble of Custonaci, a unique opportunity awaits to take shape.

Set on a plot of 21,200 square meters, this new villa emerges as a work in progress, ready to be shaped according to the desires of its future owner. With an approved project envisioning a 308-square-meter residence and a spacious pergola of 108 square meters, this dwelling promises generous spaces and unparalleled versatility.

Access is reserved, a private road leads to this corner of paradise, offering the tranquility and exclusivity so desired. But it is the view that takes one's breath away: a breathtaking panorama embracing the Sicilian coast and its crystalline waters.

Just a few steps away, the picturesque seaside village of Macari, made famous by recent television fiction, stands as a jewel on the coastline, while San Vito lo Capo, with its golden beach and the renowned Cous Cous Fest, enchants with its timeless charm.

And that's not all. Nearby, the Zingaro Nature Reserve, the ancient village of Erice, the fascinating cities of Trapani and Marsala, and the enchanting Egadi Islands offer themselves as treasures to explore, enriching each day with their history and beauty.

And if adventure calls, the lively city of Palermo is only 100 kilometers away, while the airports of Trapani "Birgi" and Palermo "Falcone Borsellino" are respectively only 50 and 80 kilometers away, offering connections to the rest of the world.

This is not just a real estate property, it is a unique opportunity to create the house of your dreams, in a place where the beauty of nature merges with the charm of Sicilian history and culture. With the possibility of customization and the project already underway, this villa promises to be not only a dwelling, but a refuge of beauty and serenity.



## Property Informations

**Address:** Strada Provinciale, 16

**Bedrooms:** 3

**Bathrooms:** 5

**Rooms:** 8

**Internal condition:** Restored

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

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**Floor:** Ground Floor

**Date of construction:** 2024

**Sea distance:** 5.000 meter

**Kitchen:** Eat-in kitchen





**24RE**

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