Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
Phone number +390932441464

Villa for Sale in Modica
Modica Sorda
€ 2.700.000
Ref. CBI163-2300-6967



300 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

Contemporary villa surrounded by nature between Modica and Scicli

In a panoramic position 166 meters above sea level overlooking the Gulf of Pozzallo, this elegant 300 m2 villa is located in the heart of the Ragusa countryside, just minutes from Modica and the motorway junction, in a private and charming setting.
Built on a single level with an earthquake-proof structure and eco-sustainable materials (reinforced concrete and Bioplan bricks), the residence comprises a central body with a pitched roof and two independent outbuildings connected by a pergola.
The bright and refined interiors boast integrated home automation, underfloor heating, and designer furnishings.
Outside, a 1,000 sq m garden with lawn and native vegetation surrounds a 100 sq m swimming pool. The property also includes a private double-deep well, a 15 kW three-phase system, and the possibility of a 60 sq m agricultural annex.
A sustainable, essential home rooted in the landscape, designed to last over time.

Certification

Energy Class: A3

Property Informations

Address: Contrada Zimmardo	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 6
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Parking space: Uncovered	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Eat-in kitchen

















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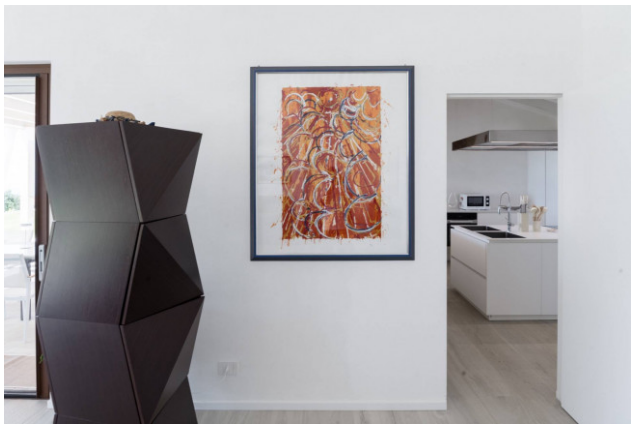






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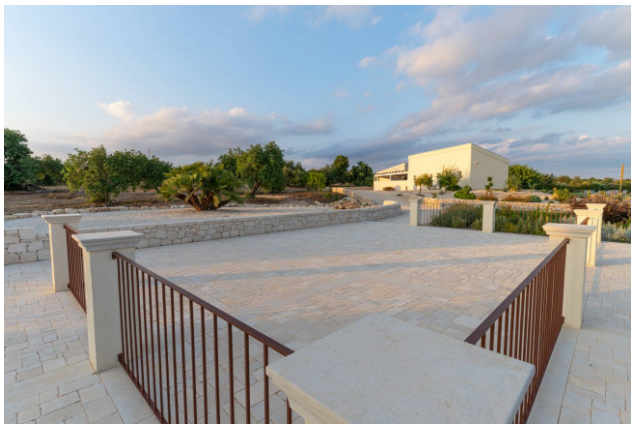






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