

Via Guidecca # 3

FOR SALE

In the Heart of Ortigia

DETAILS

Total Floorspace	200M ²
Terrace	25M ²
Bedroom	2
Living/ dining room	1
Kitchen	1
Bathroom	1
Store room	1
APARTMENT	
Bedroom	1
Living/ dining room	1
Kitchen	1
Bathroom	1

SPECIAL POINTS OF INTEREST:

- Located in the heart of Ortigia.
- Ortigia is a UNESCO World Heritage site.
- Close to all Amenities.
- 2 min from the Sea
- House and Apartment
- Beautiful roof terrace
- Sun 85% of the year

This beautifully classic house that includes a separate apartment with its own entrance is located in the heart of Ortigia. That is listed as a UNESCO world Heritage site, this means that its old world charm and architecture shall remain in its original state.

The house, includes; a storage room downstairs, upstairs are 2 bedrooms, living/dining room, kitchen and bathroom. All new. Located on the roof is a large terrace, that in a place like Sicily, receives sun approx. 85% of the year.

The house can be sold with or without apartment, with own entrance next to the house, located on the ground floor, and includes; living /dining area, sleeping area, kitchen and bathroom.

The benefit here is that is the possibility of merging it into one large house, or keep the apartment of guests or to be rented out during the tourist season.



ASKING PRICE: € 400'000

Should you be interested in purchasing the house or apartment separately, please contact us to discuss both the pricing and possibilities.

Both are ready to move into. The apartment is somewhat dated, and could be a nice modernization project. However does not need any serious restorations.

Planning permission for another level is a possibility.

Should you wish to discuss further please contact us at:

Email: info@anadiomene.com
Tel: + 39 349 412 0487